WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Israel Esquivel Salazar Arcelia Sorlozano	NEW OWNER	14708015300
3012 SPLIT OAK TRL (NAME) ~~3724 Faulkner Dr.~~	(NAME)	
ANTIOCH, TN 37013 (ADDRESS) ~~Nashville, TN 37211~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Michael Parnell, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Israel Esquivel Salazar and Arcelia Sorlozano,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* HUSBAND AND WIFE

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Hillbrook Subdivision, Section 3, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 77.0 feet on the easterly margin of Faulkner Drive and runs back between lines measuring 171.6 feet on the northerly line and 159.9 feet on the southerly line, to a dead line in the rear measuring 77.88 feet thereon.

Being the same property conveyed to James Michael Parnell, by deed of record in Instrument No. 20111003-0076156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3724 Faulkner Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 13356 **DEEDWARR**
10/13/2017 12:03:16 PM 2 pgs
Fees: $13.00 Taxes: $525.40

20171013-0105228

Witness my/our hands this 11th day of October, 2017.

James Michael Parnell

State of Tennessee
County of Davidson

Personally appeared before me James Michael Parnell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of October, 2017.

Notary Public My Commission Expires: _____

File No.: 12578

