Bill Garrett Davidson County
Batch# 19764 DEEDWARR
10/31/2017 12:58:47 PM 2 pgs
Fees: $13.00 Taxes: $625.30
20171031-0111568

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2017.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/2[illegible]
File No. G17-9989D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Ambrefe, Jr. and Heather Ambrefe, husband and wife (NAME)	Broker Solutions, Inc. (NAME)	09605010700
2812 Colonial Circle (STREET ADDRESS)	14511 Myford Road, #100 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tustin, CA 92780 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cora Mai Parrish Estate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Ambrefe, Jr. and Heather Ambrefe, husband and wife**, 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:

Being Lot Number 12, COLONIAL VILLAGE, a plan of which is of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot Number 12 fronts 70 feet on the northerly side of Colonial Circle and runs back 278.93 feet on the Westerly line and 275.98 feet on the easterly line to a dead line showing 70.08 feet thereon.

BEING the same property conveyed to Cora Mai Parrish from Herbert L. Buchanan, Jr., Trustee, by Quit Claim Deed dated May 22, 1981, in Book 5798, Page 941, in the Register's Office for Davidson County, Tennessee. Cora Mai Parrish having since died testate on July 19, 2017. Pursuant to the terms of her Last Will and Testament of record in Docket No. 17P1404, Seventh Circuit Court for Davidson County, Tennessee Probate Division the property was devised to Mary B. Rainey.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 58, Register's Office for Davidson County, Tennessee.
2. Encroachment Easement as recorded in Book 4164, page 484, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers/Storm Drainage Easement as recorded in Book 6391, page 606, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2812 Colonial Circle, Nashville, TN 37214.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of October, 2017.

CORA MAI PARRISH ESTATE

By: X Mary Rainey
Mary Rainey, Executor

October 27, 2017
Date

X Mary Rainey
Mary Rainey, Devisee

October 27, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mary Rainey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of October, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary Rainey, Executor for Cora Mai Parrish Estate, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066