Bill Garrett Davidson County
Batch# 21156 DEEDWARR
11/02/2017 10:37:46 AM 2 pgs
Fees: $13.00 Taxes: $600.88
20171102-0112490

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1988

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of October, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Houston L. Parks 7642 Old Charlotte Pike Nashville, TN 37209	Simmons Bank 501 Main St. Pine Bluff, AR 71601	11400000600

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 7642 Old Charlotte Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Houston L. Parks, a single man

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center of the Charlotte Turnpike, said point common to the Southeast corner of the Wilson Fisk Property; runs thence with the centerline of said Pike; North 71 degrees 35' East 112 feet to a stake in the center of the Charlotte Turnpike; thence North 14 degrees 00' West 210 feet to a stake in the line of E. B. Fisk's Home Place; thence South 71 degrees 35' West 112 feet to a point common to the upper Southwest corner of said Home Place, a point in the East boundary line of the Wilson Fisk Property; thence South 14 degrees 00' East 210 feet and parallel with the East boundary of this tract, to the point of beginning.

Being the same property conveyed to Josh Terry, Trustee of The 7642 Old Charlotte Trust by Warranty Deed from Wesley Traylor, unmarried of record in Instrument No. 20170915-0094592 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 15, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7642 Old Charlotte Pike, Nashville, TN 37209.

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

Dated this the 26th day of October, 2017.

Josh Terry, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 7642 Old Charlotte Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of October, 2017.

Notary Public

My commission expires: 3/31/21