Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1380

Bill Garrett Davidson County
Batch# 41731 DEEDWARR
12/27/2017 02:11:26 PM 2 pgs
Fees: $13.00 Taxes: $1,004.55
20171227-0131348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew T. Parker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin W. Carlson, an unmarried man and Elizabeth Turner, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 49 on the Plan of Riverwood Heights, Section VI, of record in Book 2330, page 139, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew T. Parker, unmarried by Robert N. Moore, unmarried, dated January 30, 2009, of record in Instrument No. 20090202-0008730, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2908 Shadow Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2017.

Matthew T. Parker

State of Tennessee)
County of Davidson)

On this 30th day of November, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew T. Parker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 271,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 2017.

Notary Public

My Commission Expires: 12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

NEW OWNER:
Justin W. Carlson
2908 Shadow Lane
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
Peoples Home Equity Inc
5205 Maryland Way, Ste 100
Brentwood, TN 37027

TAX MAP-PARCEL #:
073-05-0-098.00