WARRANTY DEED

Bill Garrett Davidson County
Batch# 50514 **DEEDWARR**
01/23/2018 01:08:32 PM 2 pgs
Fees: $13.00 Taxes: $1,015.65

20180123-0006957

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lawrence A. Willard, II	New Owner	049 10 0A 008.00
(NAME)	(NAME)	
517 Parmley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Four Thousand Five Hundred And No/100 Dollars ($274,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mallory Mountz-Westbrook and husband, Jeremy Shane Westbrook**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lawrence A. Willard, II**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Parmley Cove, Phase One, as shown by plat of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mallory Mountz by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated December 5, 2014 and recorded December 15, 2014 as Instrument No. 201412150114450, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 517 Parmley Dr., Nashville, TN 37207

File Number: JAK-178858SSO

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, has 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.

Witness our hands this 10th day of Jan, 2018

Mallory Mountz-Westbrook

Mallory Mountz-Westbrook

Jeremy Shane Westbrook

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mallory Mountz-Westbrook and husband, Jeremy Shane Westbrook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public

My Commission Expires: January 27th, 2020

(SEAL)

OFFICIAL STAMP
CAMERON BAILEY JONES
NOTARY PUBLIC - OREGON
COMMISSION NO. 946790
MY COMMISSION EXPIRES JANUARY 27, 2020

File Number: JAK-178858SSO