Bill Garrett Davidson County
Batch# 71614 DEEDWARR
03/21/2018 11:54:46 AM 2 pgs
Fees: $13.00 Taxes: $899.10
20180321-0026663

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 16th day of March, 2018.

Notary Public
My commission expires: 12/15/21

05-1802-67225

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Collin Dupuis	New Owner	052-05-0-253.00
890 Idlewild Drive		052-05-0-209.00
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wallace Parks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katherine Anne Bryant and Collin Christopher Dupuis, wife and husband,** hereinafter called the Grantees, their successors 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. 3 and the westerly part of Lot No. 2 as shown on the survey of part of Lot 10 of the Subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of H. B. Chadwell Tract, of record in Book 547, Page 60, and according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows:

BEGINNING at an iron pin, the southeast corner of the property conveyed to Nashville Boys Club, Inc., by deed of record in Book 4335, page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67° 51' 25" W, from an iron pin set on the west line of the Lot No. 31; thence N 67° 51' 25" W a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20° 38' 25" E, a distance of 82.92 feet to an iron pin; thence S 66° 24' 22" E, 118.20 feet to an iron pin; thence N 28° 41' 51" E, 25.0 feet to an iron pin; thence S 68° 00' 33" E, 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with such centerline S 26° 30' 00" W, 31.5 feet to the beginning of a curve to the right; thence with said curve southwesterly 31.0 feet, more or less, to a point; thence leaving said driveway centerline, S 21° 52" W, 45.5 feet to the beginning.

Being the same property conveyed to Wallace Parks and wife, Bonney Parks by deed from Susan I. Yarlett, a married woman, dated February 25, 2015, recorded March 6, 2015, of record in Instrument No. 20150306-0019296, Register's Office for Davidson County, Tennessee. Michael Yarlett, husband of Susan I. Yarlett, joined in this instrument to convey his marital interest, if any, in subject property.

Further being the same property conveyed to Wallace Parks by Quticlaim Deed from Bonney Parks, unmarried, dated October 20, 2017, recorded November 1, 2017, of record in Instrument No. 20171101-0111932, Register's Office for Davidson County, Tennessee. Wallace Park divorced from his ex spouse, Bonney Parks in the Third Circuit for Davidson County, Tennessee No.16D-2134 on June 19, 2017. Marital Dissolution Agreement states that Wife's right title and interest in the real property shall be divested out of her and vested solely in the Husband.

Together with Ingress and Egress Easements of record in Book 4887, Page 933, and Book 4900, Page 743, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 890 Idlewild Drive, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of March, 2018.

Wallace Parks

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wallace Parks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 16th day of March, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19