Garrett Davidson County
Batch# 72642 DEEDWARR
03/23/2018 11:31:25 AM 2 pgs
Fees: $13.00 Taxes: $1,771.93
20180323-0027531

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $478,900.00 Affiant Subscribed and sworn to before me, this the 21st day of March, 2018. Notary Public My commission expires: 3/25/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Wiley Sarah Wiley		
928 Falling Water Court	New Owner	126-16-0A-483.00-CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL PARKINSON AND LEIGH ANN PARKINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL WILEY AND SARAH WILEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 168 on the Plan of Final Plat, Riverwalk, Phase 2D, of record in Instrument No. 20041020-0126324, as amended by Surveyors Certificate of Correction of record in Instrument No. 20041109-0135316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stanley M. Spence and Celeste A. Spence, husband and wife by Warranty deed from Michael J. Paszek and wife, Wendy M. Paszek of record in Instrument No. 20130701-0067581 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 01, 2013.

Being the same property conveyed to Michael Parkinson and Leigh Ann Parkinson, husband and wife by Warranty deed from Stanley M. Spence and Celeste A. Spence, husband and wife of record in Instrument No. 20170502-0043263 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 02, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 928 Falling Water Court, Nashville, TN 37221.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2018.

Michael Parkinson

Leigh Ann Parkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Parkinson and Leigh Ann Parkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2018.

Notary Public

My Commission Expires: 5-3-21

KEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021