WARRANTY DEED

Bill Garrett Davidson County
Batch# 94327 DEEDWARR
05/18/2018 11:13:19 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180518-0047783

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles Christian Shoemaker	Jesse Parrish	82-8-128
(NAME)	(NAME)	
916 W. Eastland Ave.	930 Havenhill Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181110

For and 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, Jesse E. Parrish, Jr., hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Charles Christian Shoemaker, 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 the northerly part of Lot No. 12 on the Map of J.R. Loves's Subdivision of Massengale Tract, as of record in Book 547, page 4, Register's Office for Davidson County, Tennessee. Said part of Lot No. 12 fronts 50 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street, and extends back between lines, 167 feet more or less, to the northerly boundary line of the property conveyed to the Nashville Housing Authority, by deed of record in Book 3615, page 601, and measures 50 feet thereon.

Being the same property conveyed to Jesse E. Parrish, Jr., a single person and Shirley Jones, a single person by deed from JP Morgan Chase Bank, dated June, 2004, of record in Instrument No. 20040714-0083625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse E. Parrish, Jr., a single person by Quitclaim Deed from Shirley Jones, a single persondated April 27th 2018, of record in instrument No. 20180518004 7782, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is Improved ☒ property, known as 916 W. Eastland Ave., Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of May, 2018

Jesse E. Parrish, Jr.

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse E. Parrish, Jr., the within named 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, at office, this 1st of May, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

