

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $65,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of May, 2018.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Russell E. Parrish and Brooke Parrish	SAME AS NEW OWNER	086110B01900CO
(NAME)	(NAME)	
2494 N. Mt. Juliet Rd #100		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Bill Garrett Davidson County
Batch# 95720 DEEDWARR
05/23/2018 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20180523-0049304

Warranty Deed

For and in Consideration of the sum of $65,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kevin Walsh, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Russell E. Parrish and Brooke Parrish, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, Building No. 6, in Raintree Village, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 4860, page 62 thru 64, in said Register's Office, to which reference is hereby made. Garage No. 2-6-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Kevin Walsh, an unmarried man by deed from the Horace Sullivan Estate, Wayne Sullivan, Personal Representative, dated 11/03/2015, of record in Instrument No. 20151109-0113653, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 603 Rockwood Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of May, 2018.

Kevin Walsh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Walsh, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of May, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY