

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $403,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2018.

Notary Public

My commission expires: 12/10/2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 135928 **DEEDWARR**
09/04/2018 10:48:41 AM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20180904-0087131

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joshua K. Barnett and Janet L. Barnett	**Joshua K. Barnett and Janet L. Barnett**	**142-16-0C-017.00-CO**
2713 North Highlands Drive	**2713 North Highlands Drive**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William Joseph Parker, an unmarried man and Sandra B. Parker, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joshua K. Barnett and Janet L. Barnett, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat, Devon Highlands, Phase I of record in Plat Book 7900, Page 428, 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 William Joseph Parker and wife, Sandra B. Parker, as tenants by the entirety by Warranty deed from Bradley E. Jacob d/b/a Rachelle Homes of record in Book 9424, page 574, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 02, 1994.

This is improved property known as **2713 North Highland Drive (a/k/a 2713 North Highlands Drive), Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of August, 2018.

William Joseph Parker

Sandra B. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William Joseph Parker and Sandra B. Parker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of August, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001287-528

To Be Completed by Title Company: