Karen Y Johnson Davidson County
Batch# 139129 DEEDWARR
09/11/2018 10:19:26 AM 2 pgs
Fees: $13.00 Taxes: $1,043.03
20180911-0089865

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

B18-1887

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00

Affiant

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 7, 2018

Notary Public
Commission Expires: 3/24/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wayne E. Hilton and Patricia A. Hilton 529 General George Patton Road Nashville, TN 37221	New Owner	142-09-0F-529.00-CO

WARRANTY DEED

FOR AND IN 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,

Carmen Ferreira NKA Carmen Parker and husband Jonathan Parker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne Hilton and Patricia A. Hilton, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 529 together with Carport designated 529-C on the Plan of River Plantation, Section VIII, Phase II of record in Plat Book 6900, Page (s) 514 through 517, amended in Book 6900, Page (s) 645 through 657, inclusive, and as shown on the Master Deed in Book 7417, Page 396 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with interest in common area.

Being the same property conveyed to Carmen Ferreira by Warranty deed from Marie Hornsby, unmarried of record in Instrument No. 20080505-0046266 Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 05, 2008. Carmen Ferreira having since married and is now known as Carmen Parker. Jonathan Parker hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 529 General George Patton Road, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 7, 2018.

Carmen Parker

Carmen Parker

Jonathan Parker

Jonathan Parker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carmen H. Parker and Jonathan Parker** 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 September 7, 2018.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)