WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141865 DEEDWARR
09/17/2018 01:33:02 PM 2 pgs
Fees: $13.00 Taxes: $882.45

20180917-0092020

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Mathieu Cates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Cates	Pinnacle Bank	09614011700
(NAME)	(NAME)	
828 Allen Road	PO Box 702726	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeffrey C. Parker and Danita A. Parker, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Allison Cates and husband, Mathieu Cates, hereinafter called the GRANTEE(S), their 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. 773, on the plan of CLOVER HILL, SECTION NO. IX, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Chantil Coran Huskey, unmarried by Warranty Deed dated 11/10/2006 from Jay Mann and wife, Brooke D. Mann of record in Instrument 20061129-0147383, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jeffrey Parker and Danita Parker, husband and wife by Warranty Deed dated 12/02/2016 from Chantil Coran Huskey, married of record in Instrument 20161206-0127968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat Book 2331, Page 44; Restrictive Covenants of record in Book 2145, Page 262, as amended of record in Book 2401, Page 227, Register's Office for Davidson County, Tennessee. County of Davidson taxes for the year 2018 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 828 Allen Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 260005
Warranty Deed TN

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), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness our hands this 31st day of August, 2018.

Jeffrey C. Parker

Danita A. Parker

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey C. Parker and Danita A. Parker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2018.

Notary Public: _____

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122