Karen Y Johnson Davidson County
Batch# 151426 DEEDWARR
10/15/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20181015-0101895

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Barbara Diane Easterwood	Barbara Diane Easterwood	072 03 0 091.00
(NAME)	(NAME)	
1319 McChesney Ave	1319 McChesney Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Frank R. Parish, Jr., an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barbara Diane Easterwood, unmarried**, 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 westerly 1/2 of Lot No. 206 and the easterly 9.8 feet of Lot No. 207 on the Plan of Inglewood Place of record in Book 322, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 206 and 207, together, front 59.8 feet on the northerly margin of McChesney Avenue and run back between parallel lines, 205.0 feet to a dead line in the rear, on which it measures 59.8 feet.

Being the same property conveyed to Frank R. Parish, Jr., and wife, Kathleen R. Moore by Warranty Deed from Arlin L. McRae dated June 28, 1991 and recorded July 8, 1991 in Book 8392, Page 428, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank Richard Parish Jr., by Quit Claim Deed from Kathleen R. Moore dated July 3, 2007 and recorded July 27, 2007 as Instrument No. 20070727-0089457, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-187260SSO

Being the same property conveyed to Frank R. Parish Jr., and wife Wardean Paulette Massey-Parish by Quit Claim Deed from Frank R. Parish Jr., dated October 13, 2009 and recorded October 14, 2009 as Instrument No. 20091014-0095286, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Frank R. Parish Jr., by Quit Claim Deed from Wardean Paulette Massey (formerly known as Wardean Paulette Massey-Parish) dated 09/22/2015 and recorded 08/06/2018 as Instrument No. 20180806-0077175, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1319 McChesney Ave, Nashville, TN 37216

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 11 day of October, 2018

Frank R. Parish Jr. by Hillary Monroe Smith

Frank R. Parish, Jr., by Hillary Monroe Smith as attorney in fact

Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank R. Parish, Jr., as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Frank R. Parish, Jr., for the purposes therein contained.

Witness my hand and official seal, this the ~~28th of September, 2018.~~ 11th of October, 2018.

Jodi Jackson

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-187260SSO

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

