Karen Y Johnson Davidson County
Batch# 157194 DEEDWARR
11/06/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $802.90
20181106-0110101

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

State of TN
County of SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$217,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick L. Parkinson	New Owner	064-08-0-058.00
(NAME)	(NAME)	
4501 Woodside Rd.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Robertson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick L. Parkinson, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 45 on the Plan of Woodside Subdivision, Section I, of record in Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Michael Robertson by Warranty Deed from Robert M. Payne and wife, M. Elaine Payne, dated October 27, 2000, of record in Instrument No. 20001115-0113354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated; all matters appearing on the Plan of record in Book 5050, page 75; restrictions of record in Book 5165, page 321, Instrument No. 20171103-0113005 and Instrument No. 20171103-0113006; all of record in the Register's Office for Davidson County, Tennessee.

The above-described tract or parcel of land is not, nor has it ever been, the primary residence of the Grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 4501 Woodside Rd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 4th day of November, 2018.

Michael Robertson

State of Florida
County of Duval

Personally appeared before me, the undersigned authority, in and for said County and State, Michael Robertson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Key West (City), Florida (State), this 4th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28512

MICHELLE L SPECKMAN
MY COMMISSION # FF930654
EXPIRES October 26, 2019
(407) 398-0153 FloridaNotaryService.com

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

