WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157355 DEEDWARR
11/07/2018 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20181107-0110338

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$515,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of November, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tabitha Parsons	Caliber Home Loans, Inc.	052-11-0-046.00
1036 Berwick Trail	1199 South Beltline Road, Ste 110	
Madison, TN 37115	Coppell, TX 75019	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jennifer C. Grenga, a single woman and Christina Teeple**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tabitha Lynn Parsons, a single woman, and Jordan Asher Huffman, a single man and Alan Parsons and Lisa M. Parsons, husband and wife, as community property with right of survivorship, as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 28 on the plan of Madison Heights Subdivision, Sect II, Part II, , of record in Book 2133, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer C. Grenga, a single woman, from Dorothy Johnson, by deed on April 20, 2016, of record in Instrument Number 20160422-0039473, Register's Office for Davidson County, Tennessee. And further conveyed a one-half (1/2) undivided interest to Christina Teeple by Quitclaim Deed from Jennifer C. Grenga, a single woman on January 10, 2017 of record in Instrument Number 20170112-0003983, said Register's Office.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 83, Register's Office Davidson County, Tennessee.
- Easement recorded in Book 7405, page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1036 Berwick Trail, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 6th, 2018.

Jennifer C. Grenga

Christina Teeple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer C. Grenga and Christina Teeple** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 6, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY