WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 160407 **DEEDWARR**
11/15/2018 12:13:26 PM 2 pgs
Fees: $13.00 Taxes: $1,845.56

20181115-0112600

STATE OF Tennessee
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$498,800.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13th** day of November 2018.

Notary Public

MY COMMISSION EXPIRES: **01.03.2022**

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

THIS INSTRUMENT WAS PREPARED
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Alec S. Megibben and Sarah V. Megibben	**Quicken Loans, Inc**	
(NAME)	(NAME)	017-00-0-231.00
5952 Lickton Pike	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jerry C Parrish and wife, Shirley E. Parrish

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alec S. Megibben and Sarah V. Megibben, husband and wife

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:

Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and that property conveyed to Jack Davis Jr. in Deed Book 7400, Page 193 R.O.D.C.T.,, more accurately described according to a survey by Tommy E. Walker R.L.S., TN Lic. No. 1465 dated 12/07/05 as follows:
Beginning at a existing wood corner post in a hollow 40 ° north of the intersection of two branches; said post being the most southwest corner of herein described tract; thence up a hill generally with an old fence N 08 ° 00'00"E, 1411.06' to a 36" hacked black gum tree with an iron pin driven in the west side; thence N 10 °01'20"E. 348.13' to a existing iron pin at the base of a corner post; thence N 30 ° 20'30"W, crossing a gravel access road 578.84'; thence N 07 ° 28'48"W, 625.12' to a point near the top of a ridge; thence S 82 ° 51'52"E, 498.04' to a existing iron pin in an old fence line on top of a ridge; thence generally with said old fence for the next two calls: S 84 ° 05'20"E, 259.35' to a existing iron pin in said old fence; thence S 84° 06'11"E, 651.20' to a wood corner post with an existing iron pin at the base; thence S 03° 03'33"E, 890.16' to a existing iron pin on the west side of a small hollow; thence S 03 ° 08'14"E, 382.00' to a existing iron pin just east of a gravel access road; thence S 01° 57'01"W, 124.84' to a existing iron pin; thence S 29 ° 11'21"W, 33.20' to a existing iron pin just west of a gravel access road; thence S 05 ° 45'39"W, 337.41' to a set iron pin in a hollow; thence generally with an old fence line and said hollow S 53 ° 56'55"W, 1604. 47' to the point of beginning containing 64. 202 acres.
Being the same property conveyed to Jerry C Parrish and wife, Shirley E. Parrish by deed from Jack Davis, Jr. and wife, Terry Davis, of record in Instrument No. 20060110-0003297, dated 1/10/2006, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **5952 Lickton Pike, Goodlettsville, TN 37072**
(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 our hands this **13th day of November, 2018.**

Jerry C Parrish

Jerry C Parrish

Shirley E. Parrish

Shirley E. Parrish

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Jerry C Parrish and Shirley E. Parrish** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **13th day of November, 2018.**

Notary Public. My Commission Expires:

10-18-22

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY