RETURN TO: Tri-State Title, LLC - 7842 Farmington Blvd.
Germantown, TN 38138 20186380

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018206

Karen Y Johnson Davidson County
Batch# 161831 DEEDWARR
11/16/2018 10:09:13 AM 4 pgs
Fees: $23.00 Taxes: $2,923.92

20181116-0112970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $790,250.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2018.

Notary Public
My Commission Expires:

MARY ANN BURNS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. NOV 15 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick J Poe and Patricia F Poe, 4 Wyndham Place Nashville TN 37215	Patrick J. Poe & Patricia F. Poe 4 Wyndham Place Nashville, TN 37215	Tax Parcel ID No. 116-12-0F-004.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan Craig Parrish, individually and as heir-at law of Bette Sue McNeilly, and Corrine P. Ward and Edward Craig Parrish, Jr., as the heirs-at law of Bette Sue McNeilly** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick J. Poe and Patricia F. Poe, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Wyndham Chase, as of record in Plat Book 6900, page 101, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to BETTE SUE MCNEILLY, A MARRIED WOMAN, by deed from ALENE GNYP, EXECUTOR OF THE ESTATE OF JACK H. BENJAMIN, of record in Instrument No. 20150930-0099115, dated September 29, 2015, said Register's Office.

This being the same property conveyed to Bette Sue McNeilly, a married woman by deed of record at Instrument No. 20150930-0099115, in the Register's Office of Davidson County, Tennessee. Bette Sue McNeilly passed away on March 11, 2018, her Last Will and Testament having been submitted for Probate in The Seventh Circuit Court for Davidson County, Tennessee Probate Division under Docket Number 18P-552 and naming the Grantors, Corinne P. Ward, Nathan Craig Parrish and Edward Craig Parrish, Jr., as the beneficiaries thereunder.

Being further conveyed to NATHAN CRAIG PARRISH, by Executor's Quitclaim Deed from ESTATE OF BETTE SUE MCNEILLY, of record in Instrument No. 20180518-0048030, dated May 18, 2018, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-12-0F-004.00-CO.

Matters shown on the Plan of record in Plat Book 6900, page 101, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7019, page 922, as amended in Book 7419, page 217, and Book 7951, page 5, said Register's Office.

Deed of Conveyance(s) of record in Book 6897, page 179, Book 8131, page 957, and Book 8131, page 980, said Register's Office.

Right-of-Way Easement of record in Book 6909, page 852 and Book 6909, page 856, said Register's Office.

Easement for Cable Television of record in Book 7384, page 862, said Register's Office.

This is improved property located at 4 Wyndham Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2018.

Nathan Craig Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Craig Parrish, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 3-8-21

PATTI ROCHA NOTARY PUBLIC TENNESSEE EXPIRES March 8, 2021 DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of November, 2018.

Edward Craig Parrish, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Edward Craig Parrish~~ *Edward Craig Parrish, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 3-8-21

PATTI ROCHA NOTARY PUBLIC EXPIRES TENNESSEE Mar 8, 2021 DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of November, 2018.

Corrine P. Ward

Corrine P. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corrine P. Ward, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2018.

Patti Rocha

Notary Public

My Commission Expires: 3.8.21

PATTI ROCHA NOTARY PUBLIC EXPIRES TENNESSEE Mar 8, 2021 DAVIDSON COUNTY