# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Y Johnson Davidson County
Batch# 172245 DEEDWARR
12/10/2018 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20181210-0119998

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-111428

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Katherine Helen Droste Packham and Joseph Hunter McDonald | Everett Financial, Inc. D/B/A Supreme Lending | |
| (NAME) 1008 A Alice Street | (NAME) 14801 Quorum Drive | 070-07-0-G-001.00CO |
| (ADDRESS) Nashville, TN 37218 | (ADDRESS) Suite 300 Dallas, TX 75254 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Seven Thousand And No/100 Dollars ($387,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHANNON H. PARSONS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE HELEN DROSTE PACKHAM, AN UNMARRIED WOMAN, AND JOSEPH HUNTER MCDONALD, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 Unit No. 1008A of The Homes at 1008 Alice Street, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1008 Alice Street, a Horizontal Property Regime and By Laws appended thereto, establishing a Horizontal Property Regime of The Homes at 1008 Alice Street, of record in Instrument 20170517-0048946, said Register's

Being a portion of the same property conveyed to Alvin F. Fiedler and wife, Eleanor L. Fiedler by Warranty Deed from George L. Davis, unmarried, of record in Book 6243, page 717, Register's Office for Davidson County, Tennessee, dated March 05, 1984 and recorded on March 06, 1984. The said Alvin F. Fiedler died January 16, 2010, leaving his wife, Eleanor L. Fiedler, as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Eleanor L. Fiedler by Quitclaim Deed to Create Separate Lots from Eleanor L. Fiedler, of record in Instrument No. 20170215-0015678, Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 15, 2017.

Being the same property conveyed to Shannon H. Parsons by Warranty Deed from Eleanor L. Fiedler, of record in Instrument No. 20170517-0048947, Register's Office for Davidson County, Tennessee, dated May 16, 2017 and recorded on May 17, 2017.

unimproved ☐
This is improved ☒ property, known as 1008 A Alice Street, Nashville, TN 37218
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Shannon H. Parsons, unmarried this 7 day of December, 2018.

Shannon H. Parsons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of December, 2018, before me personally appeared Shannon H. Parsons, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of December, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

# True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna L. Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY