Karen Y Johnson Davidson County
Batch# 179107 DEEDWARR
12/31/2018 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20181231-0126334

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of December, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stephen A. Sutton and Rachael R. Sutton	SAME AS NEW OWNER	04305017600
(NAME)	(NAME)	
2080 Muddy Branch Road		
(ADDRESS)	(ADDRESS)	
Clakrsville, TN 37043		

Warranty Deed

For and in Consideration of the sum of $100,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **George D. Parrish, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen A. Sutton and Rachael R. Sutton, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of BLOCK "B", OVERLOOK ESTATES, as shown by plat of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 53 fronts 50 feet on the south side of Garner Street and runs back between lines, 140.3 feet on the west line and 140.7 feet on the east line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to George D. Parrish and Melissa Parrish, husband and wife, by deed from Annie Ruth Smith, unmarried, dated June 23, 2009 and recorded as Instrument No. 20090629-0060155, Register's Office for Davidson County, Tennessee. The said Melissa Parrish having since deceased on or about April 25, 2016, leaving the property to George D. Parrish as her sole surviving spouse.

This property is __unimproved _X_improved property known as: 108 Garner Avenue, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of December, 2018.

George D. Parrish

George D. Parrish

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George D. Parrish, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2018.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY