WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE [illegible] DAY OF [illegible], 2018

Notary Public

MY COMMISSION EXPIRES: 2/25/20
(Affix Seal)

DIANNE MICATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Karen Y Johnson Davidson County
Batch# 181125 DEEDWARR
01/07/2019 10:34:25 AM 2 pgs
Fees: $13.00 Taxes: $397.75

20190107-0001492

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff A. Parnell		Map 34, Group 5A, Parcel 81.00
584 Thomas Jefferson Circle	Same as new owner	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Bradford C. Parnell, an unmarried man,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Jeff A. Parnell, a single man, as sole ownership,*** 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. 81, Monticello Manor, a Planned Unit Development, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Bradford C. Parnell, an unmarried man, by Warranty Deed from Lanny M. Smallwood, an unmarried man, dated 12/17/2010 and filed for record on 12/22/2010 of record in Instrument Number 20101222-0101859, said Register's Office for said County.

This conveyance is subject to the following: (1) Real property taxes for the year 2019 are a lien but not yet due and payable; (2) All matters as set forth on the plat of record in Book 6250, Page 551, Register's Office for said County; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958, Register's Office for said County; (4) By-Laws of the Monticello Manor Homeowners Association of record in Book 6643, Page 958, as amended in Book 11259, Page 994 and Instrument No. 20050228-0021548, said Register's Office; (5) Articles of Incorporation of the Monticello Manor Homeowners Association of record in Book 6643, Page 966, said Register's Office.

This is: Unimproved ( )
Improved (X) Property, known as **584 Thomas Jefferson Circle, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hand on this the 28th day of December, 2018.

Bradford C. Parnell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradford C. Parnell** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

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

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY