WARRANTY DEED

Karen Johnson Davidson County
Batch# 187794 DEEDWARR
01/24/2019 10:22:49 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20190124-0006936

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

x Donna Gayle Parrott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph J. Curl	CapStar Bank	087-02-0A-045.00
(NAME)	(NAME)	
444 Landings Way	2002 Richard Jones Rd, Ste A300	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Bridget L. Allen, an unmarried woman** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph J. Curl and Donna Gayle Parrott, husband and wife,** hereinafter called the GRANTEE(S), their 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 all of Lot No. 71 on the Plan of Final Plat Cobblestone Landing Phase I, as shown on plat of record in Instrument 20050822-0099471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bridget L. Allen, a single person by Warranty Deed from Mitch Chalos and wife, Kim Chalos, dated January 27, 2011 and recorded February 1, 2011 of record in Instrument 20110201-0008726, register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Instrument No.20050822-0099471; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 200508290103476 and Amendment to Declaration recorded as Instrument No. 201604130035478 and Instrument No. 201604130035479, Assignment of Declarant's Rights recorded as Instrument No. 201010050079535 and Instrument No. 201010290086759 and Instrument No. 201504090031383, Amendment to Bylaws recorded as Instrument No. 201604130035480; Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 200311060163210, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 444 Landings Way, Mount Juliet, TN 37122
(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 23rd day of January, 2019.

Bridget L. Allen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bridget L. Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122