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

CRT File No. 181218768

Karen Johnson Davidson County
Batch# 188436 **DEEDWARR**
01/25/2019 02:53:33 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190125-0007650

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2019.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 11-5-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marc Mazzone 2552 Devon Valley Drive Nashville TN 37221	Same as New Owner	Tax Parcel ID No. 142 16 0D 039.00

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, **Glenda R Parkinson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc Mazzone, an unmarried man, as his sole and separate property,** ("Grantees"), its 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. 65 on the Plan of Devon Valley, Phase II, of record in Plat Book 7900, Page 563, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenda R. Parkinson by Warranty Deed from Pamela D. Crawford, unmarried, recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038647, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON VALLEY, PHASE II, as recorded in Plat Book 7900, Page(s) 563.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7517, Page 283; Book 7517, Page 367; Book 8120, Page 402; Book 8120, Page 485; Book 8180, Page 230; Book 8180, Page 232; Book 8181, Page 62; Book 8712, Page 618; Book 8712, Page 620; Book 8769, Page 410; Book 8769, Page 416; Book 9150, Page 182; Book 9492, Page 594 and Book 9492, Page 600.

Easement for Stormwater, recorded in Book 8611, Page 31 and Book 8643, Page 494.

All matters shown on Plat Book 6900, Page 398.

This is improved property located at 2552 Devon Valley Drive Nashville TN 37221

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 17th day of January, 2019.

Glenda R. Parkinson
Glenda R Parkinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenda R Parkinson, 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 17th day of January, 2019.

Kate Rosenthal
Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022