WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

J-DTN-19-1227-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Snead and Richard L. Brown	**New Owner**	
(NAME)	(NAME)	**061 16 0 013.00**
1032 Montrose Dr.		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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 consideration, the receipt of which is hereby acknowledged, **ANNIE M. PARKHURST, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN SNEAD, WITH A 50% UNDIVIDED INTEREST AND RICHARD L. BROWN, WITH A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described according to a mortgage loan inspection perform by John Kohl, dated August 27, 1984, as follows:

Beginning at a point in the northerly boundary of McAlpine Avenue, said point being the southwest corner of Lot 9, Monte Vista, as in Book 1130, Page 11, said Register's Office, said point being the southwest corner of the subject tract; said tract fronts 85 feet on the northerly boundary of McAlpine Avenue and extends back between parallel lines 363.5 feet on either side to a rear line measuring 85 feet thereon..

Also described as:

Being a parcel of land described in Warranty Deed of record in Book 5155, Page 603, as follows:
Land in Davidson County, Tennessee, being Lot No. 9 and the westerly one-half of Lot No. 10 on the Plan of Chappell's Subdivision of Lots in Monte Vista Subdivision of record in Book 1130, Page 11, said Register's Office, and that part of Lots 29 and 31 on the Plan of Monte vista subdivision of record in Book 421, Page 134, said Register's Office, lying immediately in the rear of Lots 9, 10 and 11 of Chappell's Subdivision of Lots in Monte Vista Subdivision of record in Book 1130, page 11, said Register's Office, described as follows:

BEGINNING at a point in the northeasterly margin of McAlpine Avenue, said point being the southwesterly corner of the subject property; thence northeastwardly 363.5 feet to a point, said point being the northwesterly corner of the subject property; thence southeastwardly 137 feet to a point, said point being the northeasterly corner of the subject premises; thence southwardly 195 feet to a point; thence westwardly 75 feet to a point, said point being the northeasterly corner of the westerly one-half of Lot No. 10 on the Map of Chappell's Subdivision of Lots in Monte Vista of record in Book 1130, page 11, said Register's Office; thence southwestwardly 170 feet to the northeasterly margin of McAlpine Avenue; thence with the said margin of McAlpine Avenue northwestwardly 85 feet to the point of beginning.
LESS AND EXCEPT the parcel of land described in Warranty Deed of record in Book 6517, Page 431, as follows:
BEGINNING at a point in the easterly boundary of Map 61-16, Parcel 13, said point being 170 feet in the northeasterly direction from the northerly boundary of McAlpine Avenue; thence in a northeasterly direction 193.5 feet to a point; thence in an easterly direction parallel to the rear line of the aforementioned tract 52 feet to a point; thence southerly 195 feet to a point; thence in a westerly direction 75 feet to the point of beginning.

Being the same property conveyed to Jack C. Parkhurst and wife, Annie M. Parkhurst, by Warranty Deed from Ralph Eugene Denton, etux Cathie L. Denton, of record in Book 6410, Page 658, in the Register's Office of Davidson County, Tennessee, dated October 15, 1984 and recorded on October 24, 1984. Jack

Karen Johnson Davidson County
Batch# 189931 **DEEDWARR**
01/30/2019 02:16:29 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20190130-0009019

entirety.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF CHAPPELL'S SUBDIVISION OF LOTS NOS. 21, 23, 25, 27, 29, 31, 33, 35 & 37 OF MONTE VISTA SUBDIVISION, as recorded in Plat Book 1130, Page(s) 11.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNEDY & GRAVES' PLAN OF MONTE VISTA, as recorded in Plat Book 421, Page(s) 143.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1227 McAlpine Ave., Nashville, Tennessee 37216**.

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 heirs and 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 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 my/our hand(s) this the 24th DAY OF JANUARY, 2019.

Annie M. Parkhurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of January, 2019.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212