# WARRANTY DEED

Karen Johnson Davidson County
Batch# 190959 DEEDWARR
02/01/2019 01:52:52 PM 2 pgs
Fees: $13.00 Taxes: $1,030.45

20190201-0009885

G-P-19-909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**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) |
|---|---|---|
| **William V. Parsons, III and Megan J. Parsons** | **Movement Mortgage, LLC** | |
| (NAME) **1110 Birdstall Street** | (NAME) **8024 Calvin Hall Road** | **044-15-0-149.00** |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) **Indian Land, SC 29707** | |
| (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, **JESSICA FRANCIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM V. PARSONS, III AND MEGAN J. PARSONS, HUSBAND AND WIFE,** 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 Lot No. 268 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Francis by Warranty Deed from Beverly Davis, an unmarried woman and Jessica Easley, an unmarried woman, of record in Instrument No. 20131227-0130239, Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 27, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Easement(s) set out in Deed of record in Book 1716, Page 584, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Lawrence St., Old Hickory, Tennessee 37138**.

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 31st DAY OF JANUARY, 2019.

Jessica Francis by Ryan Lux attorney in fact

Jessica Francis by Ryan Lux,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Lux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSICA FRANCIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSICA FRANCIS.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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