ADDRESS NEW OWNERS and
SEND TAX BILLS:
BRAD PARNELL and wife,
KAREN PARNELL
1010 Highland Cr.
Madison TN 37115

Karen Johnson Davidson County
Batch# 194033 DEEDWARR
02/11/2019 11:17:19 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20190211-0012669

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
042 - 4 - 40.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SAMUEL WARD, unmarried, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to BRAD PARNELLand wife, KAREN PARNELL, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 15 on the map of Bransford Realty Companys Amqui Subdivision, as of record in Book 421, Pages 38 and 39 (previous deed erroneously stated page 32), Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel Ward, a single man, by Warranty Deed from Don Jones and Louise Jones, husband and wife, and Clinton Johnson and Leona Johnson, husband and wife, recorded on December 19, 2012, in Instrument No. 20121219-0116959, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel 042 - 4 - 40.00

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1010 Highland Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7th day of February, 2019.

SAMUEL WARD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SAMUEL WARD, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

M. Katherine Kobe
AFFIANT

Subscribed to and sworn before me, this the 7 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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