ADDRESS NEW OWNER AS:
William C. Mason
425 Wilkinson Lane
White House, TN 37188

SEND TAX BILLS TO:
Same as New Owner

Map/Group 084-15-0
Parcel 136.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 201804 DEEDWARR
03/04/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $569.80
20190304-0019759

THIS DEED OF CONVEYANCE, executed and delivered by **RONALD H. PARHAM**, unmarried, hereinafter called the Grantor, to **WILLIAM C. MASON**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 2 and the southerly 10 feet of Lot No. 3 of part of L. E. Lannom lands near Donelson, described according to a survey made by Z. J. Wilkinson, Surveyor, October 28, 1947, as follows:

Beginning on the westerly margin of Fairway Avenue at a point 115.5 feet north of the northerly line of R. D. Stanford's subdivision, as of record in Book 547, page 186, Register's Office for said County, said point also being the northeast corner of Lot No. 1; thence with the line between Lot Nos. 1 and 2 westwardly 300 feet to the northwest corner of Lot No. 1; thence nothwardly 100 feet; thence eastwardly 300 feet to the westerly margin of said Avenue; thence with said Avenue southwardly 100 feet to the beginning.

Being the same property conveyed to Ronald H. Parham and wife, Lili S. Parham, by deed from Robert Allen Parham and wife, Lili S. Parham, recorded April 1, 1984 in Book 6271, page 345, Register's Office for Davidson County, Tennessee. Pursuant to the terms of their Marital Dissolution Agreement, Lili S. Parham conveyed her 1/2 interest to Ronald Hoyle Parham, b/s/p/a Ronald H. Parham, by quitclaim deed recorded January 6th, 1994 in Book 9213, page 594, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

RONALD H. PARHAM

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald H. Parham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of March, 2019.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$154,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

William C Mason
AFFIANT

SUBSCRIBED and SWORN to before me this the 1st day of March, 2019.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (if on paper)