Karen Johnson Davidson County
Batch# 226998 DEEDWARR
05/08/2019 09:36:19 AM 2 pgs
Fees: $13.00 Taxes: $810.30
20190508-0043031

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St, Suite 101
Murfreesboro, TN 37129

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

Subscribed and sworn to before me, this 6 day of May, 2019.

Notary Public
My commission expires: 9-7-21

13-1904-133359

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christine Lynette Parker 735 Tulip Grove Road, Apt 103 Hermitage TN 37076	"New Owners"	075-12-0-F-084.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer McClarney, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christine Lynette Parker and Jefferson Owen Baughan, wife and husband**, hereinafter called the Grantees, their successors and assigns, a 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. 84, also known as Unit 103, on the Plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119; Instrument No. 20080103-0000699; and Instrument No. 20120521-0043906, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jennifer McClarney, unmarried by deed from Amanda Chance, an unmarried woman, dated February 12, 2015, recorded February 15, 2015, of record in Instrument No. 20150218-0014109, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 735 Tulip Grove Road, Apt 103, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 6th day of May, 2019.

Jennifer McClarney

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer McClarney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 6th day of May, 2019.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020