This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 229455 **DEEDWARR**
05/14/2019 09:37:55 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190514-0045107

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 10th day of May, 2019.

Notary Public
My commission expires: 10/11/2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kurtis Parks & Sarah Parks	Caliber Home Loans, Inc.	172-03-0A 048.00
1004 Elmshade Ln	1199 South Beltline Road, Suite 110	
Nashville, TN 37211	Coppell, TX 75019	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRECK DENMAN PHILLIPS, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KURTIS PARKS AND SARAH PARKS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Breck Denman Phillips by deed from Lucas Gates and Ana Claudia Gates, husband and wife, dated 12/28/2015, of record in Instrument No. 20160106-0001276, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1004 Elmshade Ln, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

BP

Witness my hand this the 10th day of May, 2019.

Breck Denman Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Breck Denman Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2019.

My commission expires:

9-6-22

Notary Public

