Karen Johnson Davidson County
Batch# 246437 DEEDWARR
06/20/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20190620-0059786

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of February, 2019.

NOTARY PUBLIC

My commission expires: 4-22-23

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sandra Griffin	New Owner	086110A068.00
(NAME)	(NAME)	
403 Raintree Place, #10-2		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $105,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Russell Parrish, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sandra Griffin, a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A condominium in Davidson County, Tennessee, being Unit 2, Building 10, in Raintree Village, a condominium, created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, in the Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II, of record in Book 4675, page 37, in said Register's Office, to which plat reference is made for a more accurate description. Garage No. 10-2-G is a limited common element for the use of the occupant of said unit.

Being the same property conveyed to Russell Parrish by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America dated July 17, 2015 and recorded July 31, 2015 as Instrument No. 20150731-0075924, in said Register's Office for Davidson County, Tennessee.

Said property is not and never has been the marital or principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 403 Raintree Place, #10-2, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of February, 2019.

Russell Parrish

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Parrish, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of February, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

