STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00.

X Bobby L. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of June, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-5701

Karen Johnson Davidson County
Batch# 249877 DEEDWARR
06/28/2019 08:43:02 AM 2 pgs
Fees: $13.00 Taxes: $1,128.13
20190628-0062836

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobby L. West and Patricia A. West (NAME)	Bobby L. West and Patricia A. West (NAME)	007-014-0B-011.00 CO
1900 Tinnin Road Unit 11 (STREET ADDRESS)	1900 Tinnin Road #11 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas P. Parker and wife, Brenda Parker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby L. West and Patricia A. West, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 11, Building C, Revised Condominium Plan Magnolia Station, as shown on plat of record in Instrument No. 20050708-0079103, as established by Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument Nos. 20041001-0118510, 20050627-073312, 20100427-0031824, 20100618-0047655 and 20121030-0099611, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas P. Parker and wife, Brenda Parker, by Warranty Deed from Magnolia Properties of Goodlettsville, LLC, dated 3/9/09 and recorded 3/17/09 in Instrument No. 20090317-0023742, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument Nos. 20041001-0118510, 20050627-073312, 20100427-0031824, 20100618-0047655 and 20121030-0099611, Register's Office for Davidson County, Tennessee

2. Restrictive Covenants of record in Book 11718, Page 749 and Instrument No. 20031218-0180407, Register's Office for Davidson County, Tennessee.

3. HOA Charter of record in Instrument No. 20030827-0124443, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20030530-0073157, Register's Office for Davidson County, Tennessee.

5. Conveyance of Common Areas of record in Instrument No. 20111122-0091517, Register's Office for Davidson County, Tennessee.

6. Cemetery Easement and Sewer Easement as detailed in Deed in Book 11718, Page 753, Register's Office for Davidson County, Tennessee.

7. All matters as shown on plat of record in Instrument No. 20050708-0079103, Register's Office for Davidson County, Tennessee.

8. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues, not due and payable, and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1900 Tinnin Road Unit 11, Goodlettsville, TN 37072.

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 and assigns, forever, and we do covenant with the said GRANTEES that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 27th day of June, 2019.

Thomas P. Parker

Brenda Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2019, before me personally appeared Thomas P. Parker and Brenda Parker, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand at office, this 27th day of June, 2019.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066