Karen Johnson Davidson County
Batch# 251132 DEEDWARR
07/01/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20190701-0063951

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$432,000.00~~

Affiant

Subscribed and sworn to before me, this 28 day of June, 2019.

Notary Public

My commission expires: 5.22.20

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Parsons	**FIRSTBANK**	**18100010500**
6347 Pettus Road	318 Seaboard Ln.	
Antioch, TN 37013	Suite 205 Franklin, TN 37067	

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 HEREBY ACKNOWLEDGE, WE,

Stacy Wayne Perry and Sucy Perry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Parsons

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:

Land in Davidson County, Tennessee, described according to a survey made by Wayne S. Hooper on April 16, 1967, as follows:

Beginning at a spike located in the center of Pettus Road, 150 feet West of the S.L. Griggs East line shown as the fence line in said survey; thence with the center of Pettus Road North 81 degrees 30' West 150 feet to a pin; thence South 4 degrees 00' West 876.0 feet to the point of beginning, containing 3.016 acres, more or less.

Being the same property conveyed to Stacy Perry, an unmarried individual, by Warranty Deed from Craig Donnell Trice and Terri Sanders, husband and wife, dated April 14, 2017, of record in Instrument No. 20170420-0038670, Register's Office for Davidson County, Tennessee. Stacy Perry, conveyed subject property to Stacy Wayne Perry and Sucy Perry, husband and wife, by Quitclaim Deed, dated July 3, 2017, of record in Instrument No. 20170720-0073530, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 4778, page 602, Book 10765, page 432, Book 5724, page 757, said Register's Office.

This commitment and the Owners Policy to be issued pursuant thereto affirmative insures against loss or damage occasioned by the enforcement or attempted enforcement of the following unreleased Deed of Trust: Open Ended Deed of Trust executed by Denise Lytle Trice and Craig Donnell Trice, husband and wife, to Fifth Third Bank, N.A., dated April 28, 2008, securing the principal sum of $39,374.00, and of record in Instrument No. 20080519-0050946, Register's Office for Davidson, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 6347 Pettus Road, Antioch, TN 37013.

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 in 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. 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.

_____ Date: 06/28/19
Stacy Wayne Perry

_____ Date: 06/28/19
Sucy Perry

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Stacy Wayne Perry and Sucy Perry, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 2-26-22

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

