WARRANTY DEED

Karen Johnson Davidson County
Batch# 256713 DEEDWARR
07/15/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,964.70
20190715-0068666

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 2/14/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Thomas O'Brien	Better Mortgage Corp.	147-10-0-004.00
(NAME)	(NAME)	
4910 Darlington Court	250 Greenwich St, 36th Fl.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	New York NY 10006	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Joe L. Parkes, Jr., Trustee of The Joseph & Patsy Parkes Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Thomas O'Brien and Diana Johnson-O'Brien, 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:

Land in Davidson County, Tennessee, being Lot No. 161 on the plan of Caldwell Country Estates, Section II, of record in Book 2663, page 128, Register's Office for said County.

Said lot fronts 80.8 feet on the northeasterly margin of Darlington Court and runs back between lines of 426.7 feet on the northwesterly side and 330 feet on the southeasterly side to a dead line in the rear 203.6 feet in length.

Being the same property conveyed to Joe L. Parkes and wife, Patsy J. Parkes, by Warranty Deed from Sheridan Construction Company, dated August 16, 1961, of record in Book 3277, page 1, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Joseph L. Parkes, Sr. and/or Patsy S. Parkes, Trustees of The Joseph & Patsy Parkes Living Trust, established by the Revocable Trust Agreement of Joseph L. Parkes, Sr. and Patsy S. Parkes dated August 18, 2015, by Quitclaim Deed from Joseph L. Parkes, Sr. and wife, Patsy S. Parkes, dated August 18, 2015, of record in Instrument No. 20150821-0084515, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4910 Darlington Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 2663, page 128; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 10th day of July, 2019.

The Joseph & Patsy Parkes Living Trust

Joe L Parkes Jr, Trustee

By: Joe L. Parkes, Jr., Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joe L. Parkes, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Joseph & Patsy Parkes Living Trust and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of July, 2019.

Polly E Lavit

Notary Public
My Commission Expires: 7-17-2022

File No.: 29736

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY