Karen Johnson Davidson County
Batch# 288059 DEEDWARR
09/19/2019 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20190919-0095017

This Instrument Prepared By:
Concord Title

After Recording Return To:
Wagon Wheel Title & Escrow
204 S 11th St.
Nashville, TN 37206

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $569,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16th day of September, 2019

Notary Public
My Commission Expires: 5-3-21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of September, 2019, among:

JEROLD BOSTWICK AND CHRISSIE BOSTWICK, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID E. PARSONS AND TORI B. PARSONS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050509, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerold Bostwick and Chrissie Bostwick, husband and wife by Warranty deed from Adam Gaines and Shelley Hargis Gaines, husband and wife of record in Instrument No. 20170807-0080575 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 07, 2017.

This improved property known as 710 Powers Avenue B Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jerold Bostwick

Chrissie Bostwick

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jerold Bostwick and Chrissie Bostwik the within named bargainor(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 and official seal this 22ND day of August, 2019.

Notary Public
My Commission Expires: 2-15-22

DIANE M. TAMBOER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Owner Name & Property Address:

Name: David Parsons and Tori Parsons
Address: 710 Powers Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: David Parsons and Tori Parsons
Address: 710 Powers Avenue
City, State, Zip: Nashville, TN 37206

Tax ID: 083-07-0G-002.00-CO

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022