WARRANTY DEED

Karen Johnson Davidson County
Batch# 299995 DEEDWARR
10/11/2019 02:56:15 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20191011-0104600

Y-VRES-19-00114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE L. BOONE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theodore Tretiak	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**042-13-0-045.00**
114 Port Drive	**200 East Main Street**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**McMinnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH ALAN PARSLEY, TRUSTEE OF THE FLOYD L. PARSLEY & ROBIE R. PARSLEY IRREVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE TRETIAK, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
LAND in Davidson County, Tennessee, Being Lot No. 54 on the Plan of Section II, Sherry Heights, as of record in Book 2331, Page 69, Register's Office for said county. BEGINNING on the westerly margin of Port Drive at the corner of Lots Nos. 53 and 54; thence with the line between said two lots westerly 200 feet to the corner of Lots Nos. 52, 53, and 54; thence with the line between lots Nos. 52 and 54 southwesterly 118.6 feet; thence south 46\'b0 17" East 166 feet to the corner of Lots Nos. 54 and 55; thence with the line between said two lots eastwardly 204 feet to the westerly margin of Port Drive; thence with the same northerly 152 feet to the beginning.

Being the same property conveyed to Floyd L. Parsley and Robie R. Parsley, Trustees, and their successors in trust, of The Floyd L. and Robie R. Parsley Trust, its successors and assigns by Quitclaim deed from Floyd L. Parsley and wife, Robie R. Parsley of record in Book 11146, page 102, Register's Office for Davidson County, Tennessee, dated September 01, 1998 and recorded on October 06, 1998. Floyd L. Parsley and Robie R. Parsley, trustees of said trust, having since died and naming Kenneth Alan Parsley as successor trustee.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Port Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF OCTOBER, 2019.

The Floyd L. Parsley & Robie R. Parsley Irrevocable Trust

BY: _____
Kenneth Alan Parsley
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH ALAN PARSLEY, TRUSTEE of THE FLOYD L. PARSLEY & ROBIE R. PARSLEY IRREVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212