NEW OWNER:

HIDDEN TRAIL PROPERTIES, LLC
8223 ALAMO ROAD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1560

Map & Parcel 08414000400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 308075 DEEDWARR
10/30/2019 08:36:19 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20191030-0111150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES R. PARRISH, JR. and wife, VALERIE W. PARRISH** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC**, ("Grantee"), a Tennessee limited liability company, its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 91, on the plan of Section Two, Donelson Meadows, as shown on the plat of the same of record in Plat Book 2133, Pages 100 and 101, as amended in Plat Book 3946, Page 916, in the Register's Office in Davidson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHARLES R. PARRISH, JR. and VALERIE W. PARRISH, husband and wife by Warranty Deed from HJL, L.P., dated June 25, 2014, and of record in Instrument No. 20140630-0056959, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **198 BARKER ROAD, NASHVILLE , TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Pages 100 and 101, as amended at Plat Book 3946, Page 916, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before October 29, 2019.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of October, 2019.

CHARLES R. PARRISH, JR.

VALERIE W. PARRISH

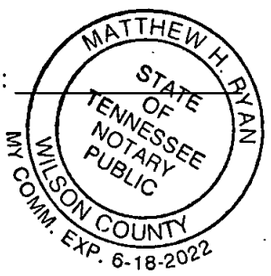
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES R. PARRISH, JR. and VALERIE W. PARRISH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2019.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Debbie A. Suber

AFFIANT

Sworn to and subscribed to before me this 24th day of October, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022