Karen Johnson Davidson County
Batch# 383394 DEEDWARR
04/09/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,416.73
20200409-0037342

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325546

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $382,900.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2020.

Notary Public
My Commission Expires: 2-19-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin B. Hayes 1707 Northview Avenue Nashville TN 37216	Hometown Lenders, Inc 350 The Bridge St. Suite 116, 200 + 202 Huntsville, AL 35806	Tax Parcel ID No. 072 10 0A 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meghan Ryan Parry and Samuel Robert Parry, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin B. Hayes**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" in the "Declaration Establishing a Horizontal Property Regime for 1705 Northview Avenue Townhomes" pursuant to Tennessee Code Annotated, Section 66-27-101, et seq., said Declaration of record in Instrument Number 20140401-0027043, Register's Office for Davidson County, Tennessee, to which said Declaration reference is hereby made for a more detailed description of said property.

Being the same property conveyed to Meghan Ryan Parry and Samuel Robert Parry, wife and husband, by Warranty Deed from KDS Investment General Partnership, a Tennessee general partnership, of record in Instrument No. 20180502-0041984, in the Register's Office of Davidson County, Tennessee, dated April 27, 2018 and recorded on May 02, 2018.

Being the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, by Warranty Deed from Timothy M. Britt and Danielle L. Britt, husband and wife, of record in Instrument No. 20170907-0092213, in the Register's Office of Davidson County, Tennessee, dated September 01, 2017 and recorded on September 07, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2020.

Samuel Robert Parry
by Will Chapman Attorney in Fact
Samuel Robert Parry
By: Will Chapman, Attorney in Fact

Meghan Ryan Parry
by Will Chapman Attorney in Fact
Meghan Ryan Parry
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Meghan Ryan Parry and Samuel Robert Parry and that he is authorized by Meghan Ryan Parry and Samuel Robert Parry to execute this instrument on their behalf.

WITNESS my hand, at office, this 3rd day of April, 2020

J Anderson
Notary Public



True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

