Karen Johnson Davidson County
Batch# 383971 DEEDWARR
04/09/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $614.20
20200409-0037794

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW200858

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2020. NOTARY PUBLIC My commission expires: 10/6/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Varner and wife, Jaime Lynn Varner 3401 Anderson Road Unit 121 Antioch, TN 37013	Same address as new owner	136-15-0-B-156.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Six Thousand and 00/100 Dollars ($166,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES F. PARKER AND JACQUELINE S. PARKER**, husband and wife, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW VARNER AND WIFE, JAIME LYNN VARNER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 121 on the Plan of Phase 3, Smith Springs Townhomes, a Horizontal Property Regine (Private Element), of record in Instrument #20040319-0031383, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James F. Parker and Jaqueline S. Parker, husband and wife, from Janice Haynes, unmarried, by Warranty Deed dated April 30, 2015 and recorded May 6, 2015 in Instrument #20150506-0041141, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3401 Anderson Road Unit #121, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of April, 2020.

James F Parker
JAMES F. PARKER

Jacqueline S. Parker
JACQUELINE S. PARKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON .

Personally appeared before me, a Notary Public, James F. Parker and Jacqueline S. Parker, 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 seal, this the 1st day of April, 2020.

Laurie Ann Livingston
Notary Public

Laurie Ann Livingston
Printed Notary Name

My commission expires: 3/17/2025



Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022