Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me this 20th day of April, 2020.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 389411 DEEDWARR
04/21/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200421-0041913

Address of New Owner:	Send Tax Bills to:	Tax Information
Diane T. Payne and William R. Vlahovic 11 Lymington Court Brentwood, TN 37027	Truist Bank 901 Semmes Avenue Richmond, VA 23224	160-11-0A-022.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cynthia A. Parmenter, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Diane T. Payne and William R. Vlahovic, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the Plat of Hemmingwood, Phase I, II, II, and IV, of record in Book 6900 Page 6, 7, and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia A. Rosenberger nka as Cynthia A. Parmenter unmarried, by deed from Carol Sue Williams, unmarried, of record in Instrument No. 20060719-0087122, Register's Office for Davidson County, Tennessee, and dated July 14, 2006.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hemmingwood of record in Plat Book 6900 Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee.

2. Charter for Hemmingwood Homeowners Association of record in Book 7496 Page 163 and amended in Book 8762 Page 169, Instrument No's 20160308-0022181, 20160308-0022182, and 20171030-0110764 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20130619-0062819 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 11 Lymington Court, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of April, 2020.

Cynthia A. Parmenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of April, 2020, before me personally appeared Cynthia A. Parmenter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of April, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY