THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Mark Parmelee
141 Shadow Glen Drive
Nashville, TN 37211
SEND TAX BILLS TO:
Mortgage Research Center, LLC
1400 Veterans United Dr.
Columbia, MO 65203

WARRANTY DEED

(Map 161-16-0A; Parcel 021.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JACK EARTHMAN DEMENT AND MEGHAN GALLAGHER DEMENT, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MARK PARMELEE, SINGLE MAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson, County, State of Tennessee, being more particularly described as follows.

BEING a certain private element situated within Davidson County, Tennessee, being Unit No. 21, Building 4, together with appurtenant common area, of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Condition and Restrictions for the Townhomes of Shadow Glen, a horizontal property regime with private elements, of record in as of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; and in Instrument No. 20040720-0086706; as amended and supplemented in Instrument No. 20040713-0083179; Instrument No. 20040720-0086707; Instrument No. 20041021- 0126776; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051206-0147464 and in Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as First Supplementary Declaration for the Townhomes of Shadow Glen, of record in Instrument No. 20040713-0083179; as corrected in Instrument No. 20040720- 0086707, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Shadow Glen provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

BEING the same property conveyed to Jack Earthman Dement and Meghan Gallagher Dement, husband and wife, by Warranty Deed dated January 31, 2019, from Ryan S. Cook, an unmarried man, recorded February 4, 2019 in Instrument No. 20190204-0010352, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 398448 DEEDWARR
05/12/2020 08:04:22 AM 2 pgs
Fees: $13.00 Taxes: $810.30
20200512-0048937

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 141 Shadow Glen Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 24th day of April, 2020.

JACK EARTHMAN DEMENT

MEGHAN GALLAGHER DEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Earthman Dement and Meghan Gallagher Dement, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2020.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

Subscribed and sworn to before me this 24th day of April, 2020.

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2020-271