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

CRT File No. 200325753

Karen Johnson Davidson County
Batch# 402595 **DEEDWARR**
05/19/2020 11:45:02 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20200519-0051841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2020.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cory Parkinson and Rachel Parkinson 1808 Kingsbury Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158-08-0-004.00

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, **Catherine Arthur, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Houston Cory Parkinson and Rachel Parkinson, husband and wife**, ("Grantees"), their 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 Lot(s) 510, as shown on the map entitled Hillsboro Park Section 10, of record in Plat Book 2900, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CATHERINE ARTHUR, by deed from HARLOW D. DODGE AND WIFE, LORRAINE J. DODGE, of record in Book 11685, page 935 , dated September 29, 1999 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 158-08-0-004.00.

Matters shown on the Plan of record in Plat Book 2900, page 73, said Register's Office.

This is improved property located at 1808 Kingsbury Drive Nashville TN 37215

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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2020.

Catherine Arthur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Arthur, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2020.

Notary Public

My Commission Expires: _____

