WARRANTY DEED

Karen Johnson Davidson County
Batch# 411593 **DEEDWARR**
06/08/2020 01:56:05 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20200608-0058623

B-BR-20-1012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Tays and Rebecca Lee Tays	**NEW OWNER**	
(NAME)	(NAME)	
1012 Nunnery Ln		**141-05-0A-032.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL T. PARNELL AND RACHEL L. PARNELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN TAYS AND REBECCA LEE TAYS, HUSBAND AND WIFE AND DWIGHT TAYS, MARRIED AS TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat Avondale Park Phase 1, Section 1A "Cluster Lot Subdivision" of record in Plat at Instrument No. 20080226-0018937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Samuel T. Parnell and Rachel L. Parnell, husband and wife by Warranty deed from Leslie A. Sabia and Christopher J. Sabia, Jr., wife and husband of record in Instrument No. 20181001-0096902 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 01, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080226-0018937, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452 amended in Instrument No. Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641 and Instrument No. 20080818-0084836, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of an electric power line granted Tennessee Electric Power Co. of record in Book

787, Page 7, in the Register's Office for Davidson County, Tennessee.
• Easement for electric power transmission lines and poles with rights of ingress and egress granted United States of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
• Easement for water line in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
• Easement for sewer line in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
• Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee.

• Water Line Easement of record in Book 5738, Page 819, of which was abandoned in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
• Advertising space lease of record in Book 6078, Page 619, in the Register's Office for Davidson County, Tennessee.
• Memorandum of lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.
• Advertising Space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee.
• Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register' s Office for Davidson County, Tennessee.
• Abstract of Suit of record as Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 Nunnery Ln, Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th DAY OF MAY, 2020.

Samuel T. Parnell

Rachel L. Parnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL T. PARNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL L. PARNELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212