WARRANTY DEED

Karen Johnson Davidson County
Batch# 415350 DEEDWARR
06/16/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200616-0061717

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1798LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Natalie Majors and Tyler Norris	BancorpSouth	
8008 Stallion Court	2278 West Jackson St	128 10 0 014.00
Nashville, TN 37221	Tupelo, MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES R. PARRIS*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATALIE MAJORS AND TYLER NORRIS, BOTH UNMARRIED, WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 46 on the Plan of STACY SQUARE, SECTION 2, of record in Plat Book 4175, Page 30, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 46 fronts 126 feet on the Northwesterly side of Stallion Court and extends back 94.0 feet on the Northeasterly line and 121.1 feet on the Southeasterly line to a dead line in the rear, measuring 74.2 feet thereon.

Being the same property conveyed to James R. Parris, married, by Warranty Deed from Nancy R. Fenstermaker, a single woman, of record in Instrument No. 20191004-0101606, in the Register's Office of Davidson County, Tennessee, dated October 03, 2019 and recorded on October 04, 2019.

Being the same property conveyed to Nancy R. Fenstermaker, by Warranty Deed from M. Lawayne Satterfield (All of my one-half undivided interest), unmarried, of record in Book 7235, Page 623, in the Register's Office of Davidson County, Tennessee, dated May 12, 1987, and recorded on May 14, 1987.

Being the same property conveyed to Nancy R. Fenstermaker and M. LaWayne Satterfield, by Warranty Deed from Ronald W. Bailey and wife, Linda C. Bailey, of record in Book 4668, Page 770, in the Register's Office of Davidson County, Tennessee, dated December 29, 1972, and recorded on December 29, 1972.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STACY SQUARE, SECTION 2, as recorded in Plat Book 4175, Page(s) 30.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4265,Page 777, as amended in Book 4379, Page 833.

This is improved property known as 8008 Stallion Court, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 2nd day of June, 2020.

James R. Parris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES R. PARRIS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

Certificate of Authenticity

I, Steven Disser, 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 Davidson

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

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON