THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340315**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$400,000.00~~. Affiant Subscribed and sworn to before me, this 22nd day of April, 2022. Notary Public My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 844507 DEEDWARR
04/25/2022 10:32:45 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220425-0047183

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William G Parsley, Jr and Catherine L Parsley 1344 Timber Valley Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 108-12-0B-094.00-CO

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, **James M Graham, and wife Marilyn Graham** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William G Parsley, Jr., and Catherine L Parsley, 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 No. 193 on the Plan of Phase 1-A, Section Two Harborview of record in Plat Book 6900, Page 756, as amended by Book 9096, Page 764, 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 James M. Graham and wife, Marilyn Graham by Quitclaim deed from James M. Graham of record in Instrument No. 20001020-0104339 Register's Office for Davidson County, Tennessee, dated October 18, 2002 and recorded on October 20, 2002.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764, 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 Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.

By-Laws of Harborview at Cheswicke Homeowners Association of record in Book 7471, Page 62, in the Register's Office for Davidson County, Tennessee.

Charter of Harborview at Cheswicke Homeowners Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Harborview of Cheswicke Homeowners Association of record in Book 8297, Page 376 and Book 9108, page 73, in the Register's Office for Davidson County, Tennessee.

Harborview at Cheswicke Association, Inc., Rules and Regulations of record in Instrument Number 20160523-0050983, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, in the Register's Office for Davidson County, Tennessee.

Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 and referred to in deed, of record in Book 5658, page 984, Registers Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 8068, Page 723, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1344 Timber Valley Drive Nashville TN 37214

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2022.

James M Graham

Marilyn Graham

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 22nd day of April, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026