WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#21716

Davidson County DEEDWARR
Recvd: 09/18/03 14:40 2pgs
Fees:13.00 Taxes:925.00

20030918-0138423

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250000.00

Affiant

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2003.

My Commission Expires
July 30, 2005

STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive, Suite 150
Brentwood, TN 37027

D-0344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley Bryant	SunTrust Mortgage, Inc.	117-08-0-160.00
(NAME)	(NAME)	
1506 Clayton Avenue	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gary Vaughan Parker III and wife, Barbara Ann French, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Riley Bryant, 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. 199 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all of the same property conveyed to Gary Vaughan Parker, III, and wife, Barbara Ann French by deed dated October 9, 1992 from Robert L. Eitniear, unmarried of record in Book 8756, page 303, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1506 Clayton Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 12th day of September, 2003.

Gary Vaughan Parker III by Kim White AIF
Gary Vaughan Parker III
By Kim White, Attorney in Fact

Barbara Ann French by Kim White AIF
Barbara Ann French
By Kim White, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kim White, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Gary Vaughan Parker, III and wife, Barbara Ann French, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Gary Vaughan Parker, III and wife, Barbara Ann French. Witness my hand and Notarial Seal this 12th day of September, 2003.

Notary Public

My Commission Expires: 4/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive, Suite 150
Brentwood, Tennessee 37027