WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN. 30, 2006

Davidson County DEEDWARR
Recvd: 04/26/05 14:58 2 pgs
Fees:13.00 Taxes:1591.00

20050426-0046532

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne L. Harman	**Same as Owner**	**Map 104-10-B Parcel 1.00**
(NAME)	(NAME)	**Map 104-10-B Parcel 2.00**
2011-2009 32nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212.		
(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, **Christopher E. Parker and wife, Christina M. Parker** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne L. Harman and wife, Lucy G. Harman,** 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:

Building Site (Unit) Nos. 1 and 2 on the Plan of 32nd Avenue Townhomes, as shown on Plat of record in Book 5800, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher E. Parker and wife, Christina M. Parker by Quitclaim Deed from Christopher Parker (AKA Chris Parker), Jeffrey Parker and wife, Lisa Parker (FKA Lisa Maleski) of record in Book 10067, page 968, Register's Office for Davidson County, Tennesee,

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5800, page 29, said Register's Office; (c) Master Deed contained in Book 5851, page 250, said Register's Office; and (d) Charter and Articles of Incorporation of record in Book 6164, page 98, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2011 and 2009 32nd Avenue South, 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 22nd day of April, 2005.

Christopher E. Parker

Christina M. Parker
By: Christopher E. Parker, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Christopher E. Parker the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN. 30, 2005

Robert L. Scruggs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Christopher E. Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christina M. Parker and acknowledged that he executed the same as the free act and deed of Christina M. Parker.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN. 30, 2005

Robert L. Scruggs Notary Public