File No. 260101243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/06 11:34 2 pg
Fees:13.00 Taxes:285.94

20060213-0017093

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,280.00

Caryn J. Roybal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2006.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caryn J. Roybal	Realty Mortgage Corporation	052 080.00
(NAME) 513 Kinsey Blvd.	(NAME) 7000 Executive Center Dr. Ste. 200	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Brentwood , TN 37027	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Eugenia L. Parker, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caryn J. Roybal, a married person, HEREINAFTER CALLED THE GRANTEE(S), Her 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. 2 on the Plan of Kinsey Boulevard Lots of record in Plat Book 8250, Page 268, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eugenia L. Parker, unmarried by **Warranty** Deed dated 8/30/1994 of record in Book 9452, Page 623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Book 9452, Page 623; all in the Register's Office for Davidson County, Tennessee.

Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

Easement for sanitary sewer, storm drainage, water mains and appurtenances of record in Book 6320, Page 757, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 513 Kinsey Blvd., Madison, TN 37115
(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 GRANTEE(S), Her 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), Her 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 3rd day of February, 2006.

Eugenia L. Parker
By: Murry E. Parker, Attorney-in-Fact

By: Murry E. Parker AIF

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 3rd day of Februray, 2006, before me personally appeared Murry E. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Eugenia L. Parker, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book * Page ____, Register's Office of Davidson County, Tennessee.

* 20060213-0017092

Witness my hand at office this 3rd day of February, 2006.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: November 22, 2008

Kim Gillespie
Kim Gillespie Notary Public

File Number: 260101243

RETURN TO:
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Gallatin, TN 37066