WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-16-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/31/06 11:00 2 pgs
Fees:13.00 Taxes:314.50

20060731-0092156

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee

m-0634

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Boone	William C. Boone	120-01-0 116.00
(NAME)	(NAME)	
1235 Saturn Drive	1235 Saturn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, Jerry E. Parker, widower, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Boone, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 174 Stardust Acres of record in Book 1424, Page 92, Register's Office for ~~Rutherford~~ Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jerry E. Parker and wife, Berneice D. Parker by Warranty Deed from J.T. Dugger, Sr. and John T. Dugger, Jr. of record in Book 1731, Page 495, Register's Office for Davidson County, Tennessee. The said Berneice D. Parker, died intestate, said property vesting solely in Jerry E. Parker, as surviving tenant by the entirety.

Jon E. Tubb executes this Warranty Deed for and on behalf of Jerry E. Parker pursuant to a Power of Attorney recorded simultaneously herewith.

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 1235 Saturn Drive, Nashville, TN 37217
(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 my hand this 17th day of July, 2006.

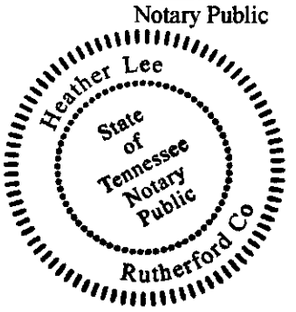
Jerry E. Parker By: Jon E. Tubb, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jon E. Tubb, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jerry E. Parker, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jerry E. Parker. Witness my hand and Notarial Seal this 17th day of July, 2006.

Heather Lee
Notary Public

My Commission Expires: 8-16-09



RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Boulevard, Suite B
Murfreesboro, Tennessee 37128