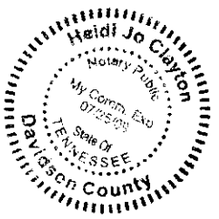
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

**BOX 13 #** 12061

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brent Ponder | New owner | 21-281 |
| (NAME) | (NAME) | |
| 5076 Rawlings Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| Joelton TN 37080 | | |
| (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, Lori C. Parker, *unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Ponder, married, 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. 1 on the Plan of Morgan Estates, Section 2, of record in Book 5200, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori C. Parker, by Quit Claim deed from Chasidy Dawn Parker and William Dustin Parker of record in Instrument No. 20060207-0015262, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Parker and wife, Pamela parker, by deed from James R. Bratten and wife, Sandra G. Bratten, of record in Book 8136, page 258, Register's Office for Davidson County, Tennessee. By Quitclaim deed of record in Book 10498, Page 269, Register's Office for Davidson County Tennessee, Pamela Parker conveyed her interest in the property to William E. Parker, thereby making him the sole owner of the property. William E. Parker died intestate, with his sole heirs being his wife, Lori C. Parker, and his children, Chasidy Dawn Parker and William Dustin Parker. Reference affidavit of heirship in Instrument No. 20060905-0109205, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5076 Rawlings Road, Joelton, TN 37080

(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.

Davidson County DEEDWARR
Recvd: 09/05/06 12:38 2 pgs
Fees:13.00 Taxes:973.10



20060905-0109206

Witness my hand this 11th day of August, 2006.

X _____
Lori C. Parker

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori C. Parker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2006.

Commission expires:
7-2-09

_____
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07-2-09
State Of TENNESSEE
Davidson County