WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 464,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14th** DAY OF **November, 2007** Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Parker and Connie J. Parker	New Owner	**171-92.00**
(NAME) **6450 Cloverland Dr.**	(NAME)	Davidson County DEEDWARR Recvd: 11/28/07 10:08 2 pgs Fees:13.00 Taxes:1716.80
(ADDRESS) **Brentwood,TN 37027**	(ADDRESS)	20071128-0137976
(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, **Stephen E. Dickert and Gloria L. Dickert, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles E. Parker and Connie J. Parker, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 6TH, FORMERLY THE 8TH CIVIL DISTRICT OF SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, JUNE 14, 1962, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF CLOVERLAND DRIVE, FORMERLY HARDSCUFFLE ROAD, THE SOUTHEAST CORNER OF THE FRED NIEDERHAUSER TRACT AND THE NORTHEAST CORNER OF THE JESSE M. WILLIAMS ORIGINAL 30 ACRE TRACT; THENCE WITH THE CENTER OF SAID ROAD, EASTWARDLY 100 FEET; THENCE NORTH 87 DEG. 35' EAST 117.8 FEET TO A SPIKE; THENCE LEAVING SAID ROAD, NORTH 1 DEG. 15' WEST 485 FEET TO AN IRON PIN; THENCE SOUTH 65 DEG. WEST 217.8 FEET TO A 24-INCH HACKBERRY IN THE EASTERLY LINE OF SAID NIEDERHAUSER PROPERTY; THENCE WITH SAID LINE, SOUTH 2 DEG. 30' WEST 400 FEET TO THE BEGINNING, CONTAINING 2.13 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM STEPHEN E. DICKERT AND WIFE GLORIA L. DICKERT, TENANTS BY THE ENTIRETY TO STEPHEN E. DICKERT AND GLORIA L. DICKERT AS RECORDED ON THE 7TH DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001207-0120768 AND WARRANTY DEED FROM VIVIAN W. ABERNATHY BEAN AND HUSBAND, TRUMAN H. BEAN TO STEPHEN E. DICKERT AND WIFE, GLORIA L. DICKERT AS RECORDED ON THE 3RD DAY OF JUNE, 1985 IN BOOK 6571, PAGE 732, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6450 Cloverland Dr., Brentwood, TN 37027**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **November, 2007**.

Stephen E. Dickert

Gloria L. Dickert

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Stephen E. Dickert and Gloria L. Dickert**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11/14/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212