File No. 280601353

# WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/02/08 09:24 2 pg
Fees:13.00 Taxes:590.15

20080902-0089283

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amber Goldston | Elite Home Loans | 085-12-0A-013.00 |
| (NAME) 208 River Walk Court | (NAME) 109 Westpark Drive, Ste. 310 | |
| (ADDRESS) Nashville, TN 37214 | (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, WE,

**Michelle Polis Parks and Husband Dan Parks**

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

**Amber Goldston, an unmarried woman,**

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 15, Rivers Edge, Section Two Jackson Downs, Phase Two, as shown by plat of record in Plat Book 9700, page 414, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle Polis by Deed dated June 27, 2003 from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument Number 20030630-0090240, Register's Office for said County.

Michelle Polis having since married, for the purposes of this transaction the said Michelle Polis is also known as Michelle Polis Parks.

Dan Parks joins in this conveyance to convey any and all rights he may have in this property.

Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee as shown of record in Deed Book 4819, Page 866, and Book 8162, Page 889 Register's Office for said County.

Sewer Easement to Educare Child Care Center, Inc. as shown of record in Deed Book 5001, Page 93, Register's Office for said County.

Overhead Line Easement to Metropolitan Government of Nashville and Davidson County Tennessee Electric Power as shown of record in Deed Book 5848, Page 105, Register's Office for said County.

Water Easement to Metro Government of Nashville as shown of record in Deed Book 7453, Page 522, and Book 8162, Page 884, Register's Office for said County.

Drainage Easement to Matthews Partners as shown of record in Deed Book 9857, Page 77, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11098, Page 1, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 208 River Walk Court, Nashville, TN 37214
(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), THEIR 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), 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/our hands this 29th day of August, 2008.

Michelle Polis Parks

Dan Parks

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michelle Polis Parks the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of August, 2008.

Commission expires: 6-27-2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

**File Number: 280601353**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122