Davidson County DEEDWARR
Recvd: 09/10/08 09:06 2 pgs
Fees:13.00 Taxes:1017.50

20080910-0092479

WARRANTY DEED

G-KW-08-5633

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2008.

G. Diane Ladd
Notary Public

MY COMMISSION EXPIRES: 12-15-08
(AFFIX SEAL)

G. DIANE LADD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Brewer	Renasant Bank	
5633 Traceside Drive	(NAME) 2001 Park Place N. #650	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35203	155-16-A-298.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRIAN PARKER AND SPOUSE, HEATHER PARKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT BREWER AND FANG YU, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 264, TRACESIDE, SECTION TEN, REVISION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 827, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRIAN PARKER AND SPOUSE, HEATHER PARKER BY WARRANTY DEED FROM THOMAS K. BERRY AND SPOUSE, SALLY S. BERRY, RECORDED ON THE 10TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050210-0015531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING THOSE APPEARING IN PLAT BOOK 9700, PAGE 827 AND PLAT BOOK 7900, PAGE 705. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 9236, PAGE 504, BOOK 9435, PAGE 493 AND BOOK 9677, PAGE 675. BY-LAWS AS RECORDED IN BOOK 9668, PAGE 899. CHARTER FOR THE ASSOCIATION IN BOOK 9668, PAGE 894. EASEMENT FOR WATER LINE IN BOOK 9306, PAGE 279. EASEMENT FOR RIGHT OF WAY IN BOOK 3533, PAGE 299.

unimproved ( )
This is improved (X) property, known as 5633 Traceside Drive, Nashville, Tennessee 37221
(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 hand(s), this 29th day of August, 2008.

Brian Parker

Heather Parker

STATE OF California
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Parker and Heather Parker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of August, 2008.

Notary Public

My Commission Expires:

(SEAL)

MATTHEW CLARY
Commission # 1753370
Notary Public - California
Contra Costa County
My Comm. Expires Jun 26, 2011

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903