This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brett A. Parker
1602 Long Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage Inc
401 Commerce St #6100
Nashville, TN 37218

MAP 94-1
GROUP
PARCEL 431

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scott P. Egan and wife, Jennifer L. Egan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brett A. Parker and wife, Sarah S. Parker**, 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. 213 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scott P. Egan and wife, Jennifer L. Egan by deed from Holley S. Lizarraga, a married person of record in Instrument no. 20040802-0092293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1602 Long Avenue, Nashville, Tennessee 37206.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

BILL GARRETT, Davidson County
Trans:T20090032972 DEEDWARR
Recvd: 05/19/09 13:24 2 pgs
Fees:13.00 Taxes:793.65
20090519-0046085

WITNESS our hands this the **15th** day of **May, 2009.**

Scott P. Egan

Jennifer L. Egan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott P. Egan and wife, Jennifer L. Egan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $214,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

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