BILL GARRETT, Davidson County
Trans:T20090082903 DEEDWARR
Recvd: 12/08/09 11:40 2 pgs
Fees:13.00 Taxes:643.80
20091208-0112245

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0654

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
174,000.00

Affiant

CHRIS MULE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE20th day of November, 2009

Notary Public
Commission Expires: 2-20-12

ADDRESS OF NEW OWNER:
Audrey Hale
2745 Fleet Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Pinnacle National Bank
211 Commerce St. #300
Nashville, TN 37201

MAP & PARCEL
086-14-0B-089.00CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Gwendolyn Dabbs Parker and Christopher Parker, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Audrey Hale, unmarried

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. 39 on the Final Plat of Fleetwood Subdivision, Phase II, as shown by plat of record in Plat Book 6900, Pages 738 and 739, 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 Gwendolyn Dabbs Parker and Christopher Parker, wife and husband, by Warranty Deed, from Randal Ric Norris and Therese M. Norris, husband and wife, of record in Instrument No. 20080612-0060812, Register's Office for Davidson County, Tennessee, dated June 6, 2008 and recorded June 12, 2008.

GDP by MB AIF
CP by MB, AIF

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2745 Fleet Drive Hermitage TN 37076.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 20th day of Nov., 2009.

Gwendolyn Dabbs Parker by POA Danny Bowman
Gwendolyn Dabbs Parker by POA Danny Bowman

Christopher Parker by POA Danny Bowman
Christopher Parker by POA Danny Bowman

STATE OF TN
COUNTY OF Williamson

On this the 20th day of November, 2009, before me personally appeared Danny Bowman, to me known to be the person who executed the foregoing instrument in behalf of Gwendolyn Dabbs Parker, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said Gwendolyn Dabbs Parker.

Witness my hand and official seal at Brentwood/Williamson Co., Tennessee this 20th day of November, 2009.

Notary Public

Commission Expires: 2-20-12

CHRIS MULE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

On this 20th day of November, 2009, before me personally appeared Danny Bowman, to me known to be the person who executed the foregoing instrument in behalf of Christopher Parker, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said Christopher Parker.

Witness my hand and official seal at Brentwood/Williamson Co, Tennessee this 20th day of November, 2009.

Notary Public

Commission Expires: 2-20-12

CHRIS MULE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY