WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of December, 2010

Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100080747 DEEDWARR
Recvd: 12/23/10 08:34 2 pgs
Fees: 13.00 Taxes: 279.72
20101223-0102001

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley T. Parker, Sr. and Wesley T. Parker, Jr.	New Owner	141060D04400CO
(NAME) 3089 Harpeth Springs Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Tremaine L. Tucker, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wesley T. Parker, Sr. and Wesley T. Parker, Jr.., as tenants in common with right of survivorship,** 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 Unit No. 44 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tremaine L. Tucker, unmarried by Warranty Deed from Ganesan Doraisami and Uma Subbiah, husband and wife, dated September 7, 2007 and recorded in Instrument No. 20071016-0122852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3089 Harpeth Springs Drive, Nashville, TN 37221

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, has 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.

Witness our hands this **17th** day of **December, 2010**

Tremaine L. Tucker by Laurenne Paladino, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me personally appeared **Laurenne Paladino** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Tremaine L. Tucker** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Tremaine L. Tucker.**

Witness my hand and official seal, this **17th** day of **December, 2010**

Notary Public

My commission expires: 11/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD