SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027262 DEEDWARRSP
Recvd: 05/06/11 15:42 3 pgs
Fees:18.00 Taxes:492.10
20110506-0035174

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FAYE GERSTENFELD, NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES 12-7-2013

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11561

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollie D. Parker	Hollie D. Parker	092-13-0-052.00
(NAME)	(NAME)	
3724 Park Avenue	3724 Park Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Central Mortgage Company** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Hollie D. Parker,** unmarried
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3724 Park Avenue Nashville 37209
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Hollie D. Parker**, and his/her/their assigns, forever.

Said **Central Mortgage Company**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Central Mortgage Company, has executed this deed this April 8, 2011

For the property commonly known as:
3724 Park Avenue
Nashville, TN 37209

Central Mortgage Company

David S. Sharp

CENTRAL MORTGAGE CO.
DAVID S. SHARP
VICE PRESIDENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David S. Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4/8/11

Commission expires: 1/23/12

Michelle Kay Stewart
Notary Public

MICHELLE KAY STEWART
COM. EXP.
NOTARY PUBLIC
01-23-2012
PULASKI COUNTY, AR

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT11561

Escrow File No.: **RT11561**

EXHIBIT "A"

Being Lot No. 12 of Block 8 on the Plan of Charlotte Park 2nd addition to Nashville, as of record in Book 57, Pages 160-161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne Leone Pruett, an unmarried person, by deed from Bernard Kiesel, married, dated September 29, 2006 and recorded October 11, 2006 in Instrument Number 20061011-0126158, said Register's Office.

Being the same property conveyed to Central Mortgage Company by Successor Trustee's Deed from Robert S.Coleman, Jr., as successor trustee, dated May 7, 2010, recorded June 1, 2010, of record in Instrument No. 201006010042114, Register's Office, Davidson County, Tennessee.