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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055118 DEEDWARR
Recvd: 09/06/11 15:40 2 pgs
Fees:13.00 Taxes:66.60
20110906-0068993

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $18,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04101 PARKER CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephanie Haynes Parker	same	06116021400
1340 McAlpine Avenue		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF MARY E. BLACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEPHANIE HAYNES PARKER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1340 McAlpine Avenue, Nashville, TN 37216

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 2nd day of September, 2011.

The Estate of Mary E. Black

BY: Stephanie Haynes Parker, administratrix
Stephanie Haynes Parker, Administratrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Stephanie Haynes Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Administratrix of THE ESTATE OF MARY E. BLACK, the within named barganor, an Estate, and that Stephanie Haynes Parker, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Estate for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of September, 2011.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

11-04101 PARKER CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Westerly 50 feet of the Northerly part of Lot No. 60 on the Plan of Kennedy and Graves' Subdivision of Blocks "C" and "D" in Monte Vista, as of record in Book 843, Page 14, Register's Office for said County.

Said part of Lot No. 60 fronts 50 feet on the Southerly margin of McAlpine Avenue which begins in the center of McAlpine Avenue and runs back between parallel lines, 200 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Mary E. Black, unmarried by Warranty Deed from Douglas W. Story and wife, Marjorie A. Story, recorded on the 2nd day of March, 1995 in Book 9608, Page 946, in the Register's Office of Davidson County, Tennessee.

Mary E. Black died on July 12, 2010

Said property was ordered to be sold by the Davidson County Probate Court by Order dated September 2, 2011. Said Order was filed in case number 10P-1424, Seventh Circuit Court of Davidson County, Tennessee.

Stephanie Haynes Parker and Stephanie E. Parker are one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF KENNEDY AND GRAVES' SUBDIVISION OF BLOCKS "C" AND "D" IN MONTE VISTA, as recorded in Plat Book 843, Page(s) 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1760, Page 261 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).