83

BILL GARRETT, Davidson County
Trans:T20110067110 DEEDWARR
Recvd: 10/26/11 14:34 2 pgs
Fees:13.00 Taxes:375.55
20111026-0083369

Realty Title

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH DAY OF OCTOBER, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Address New Owner As Follows: Emily B. Barnett 255 Colt Drive Nashville, TN 37221	Send Tax Bills To: Avenue Bank 111 10th Ave. S., Ste. 200 Nashville, TN 37230	Map-Parcel Number: 128-10-0-197.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John H. Parks and wife, Kyra Parks**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily B. Barnett**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4-A, as shown on the map entitled Zone Lot Division of Lots 3 & 4, Section 5-B, Stacy Square, of record in Plat Book 6250, page 234,, which amends Plat Book 5210, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John H. Parks, unmarried, and Kyra E. Doherty, unmarried, as tenants in common with the right of survivorship, by deed from Jonathon A. Cornelius and Deanna E. Cornelius, also known as Deanna Cornelius, of record as Instrument No. 20020606-0069122, dated June 3, 2002, said Register's Office. The said John H. Parks and Kyra E. Doherty have since married and Kyra E. Doherty is now known as Kyra Parks.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes subsequent to 2011, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictions and notes as shown on the Plan of record in Plat Book 6250, page 234, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 5210, page 236 and amended in Plat Book 6250, page 234, said Register's Office.

This is improved property known as: **255 Colt 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, her heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of October, 2011.

John H Parks POA by Kyra Parks

John H. Parks by Kyra Parks, Attorney in Fact, pursuant to Power of Attorney of record in Instrument No. 20111026-0083368, RODCT.

Kyra Parks

Kyra Parks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, Kyra Parks, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of John H. Parks and who acknowledged that she executed the same as the free act and deed of John H. Parks.

WITNESS my hand, at office, this 20th day of October, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyra Parks, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012