WARRANTY DEED

R-VRES-12-1815

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

William D. Warner II
Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2012.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenner & McLean Development	Kenner & McLean Development	
113 30th Ave., North	(NAME) 113 30th Ave., North	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	081-08-0-259.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A. BROOKS PARKER,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNER & MCLEAN DEVELOPMENT, INC.
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 474 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY OF RECORD IN PLAT BOOK 21, PAGE 105, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO A. BROOKS PARKER AND WIFE, ANNE S. PARKER BY DEED FROM VIRGINIA B. SHERLING, A WIDOW OF RECORD IN BOOK 8241, PAGE 561, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 19, 1990. A. BROOKS PARKER IS ALSO KNOWN AS ALTON BROOKS PARKER. SAID ANNE S. PARKER, HAVING SINCE DIED LEAVING A. BROOKS PARKER THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1815 5th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of January, 2012.

Alton Brooks Parker by Carrie Parker Peery POA

A. Brooks Parker by Carrie Parker Peery,
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120007843 DEEDWARR
Recvd: 02/01/12 14:55 2 pgs
Fees:13.00 Taxes:194.25
20120201-0009234

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of January, 2012, before me personally appeared Carrie Parker Peery 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 A. Brooks Parker and who acknowledged he/she/they executed the same as the free act and deed of the said A. Brooks Parker.

Witness my hand and official seal, this the 30th day of January, 2012.

Notary Public
My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903