BILL GARRETT, Davidson County
Trans:T20120015599 DEEDWARR
Recvd: 03/02/12 13:45 2 pgs
Fees:13.00 Taxes:813.63
20120302-0018541

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Jeffery M Parker

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	047-00-0/010.00
JEFFERY M. PARKER	New Owner	
(NAME)	(NAME)	
5685 OLD HICKORY BLVD.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, JAMES A. SEVER AND WIFE, VICKY L. SEVER, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERY M. PARKER AND WIFE, TAMIKA D. 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823 DATED APRIL 19, 1982, AND KNOWN AS JOB, NO. 83-050, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHEAST CORNER OF THE RONALD E. BLACK LAND OF RECORD IN DEED BOOK 5331, PAGE 569, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE OF THE SAID RONALD E. BLACK LAND N 69 DEG. 34' 52" W, 1,776.03' TO AN IRON PIN; THENCE LEAVING THE LINE OF RONALD BLACK LAND N 05 DEG. 12' 53" E 135.58' TO AN IRON PIN, THE SOUTHWEST CORNER OF THE LARRY TURNER 15.3 TRACT; THENCE WITH TURNER'S LINE S 70 DEG. 52' 58" E 1,754.63' TO AN IRON PIN ON THE WESTERLY MARGIN OF THE SAID OLD HICKORY BOULEVARD; THENCE WITH THE WESTERLY MARGIN OF THE SAID BOULEVARD (30' FROM THE CENTERLINE) THE FOLLOWING CALLS S 02 DEG. 09' 47" E 99.76' TO A POINT; THENCE S 05 DEG. 55' 48" W 97.84' TO A POINT; THENCE S 15 DEG. 15' 30" W 118.20' TO A POINT; THENCE S 23 DEG. 00' 09" W 49.32' TO THE POINT OF BEGINNING, CONTAINING 10.95 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. SEVER AND VICKY L. SEVER BY WARRANTY DEED FROM MARK A. GULLEN, RECORDED ON MARCH 6, 2002 OF RECORD IN INSTRUMENT NO. 20020306-0027852, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 5685 OLD HICKORY BLVD., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of Feb., 2012.

JAMES A. SEVER

VICKY L. SEVER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES A. SEVER AND VICKY L. SEVER, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of Feb., 2012.

NOTARY PUBLIC
My commission expires: 9-18-12

