G-23890-8
Box 14A

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Charles and Hayley Gerber** **907 Clayton Avenue** **Nashville, Tennessee 37204**	SEND TAX BILLS TO: Farmington Financial Group, LLC 2002 Richard Jones Road, S 300A Nashville, TN 37215	MAP-PARCEL NUMBERS: **11805018200**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

WILLIAM R. PARKER and wife, MARY FRANCES PARKER

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

CHARLES GERBER, JR. and HAYLEY GERBER, husband and wife

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, the northerly portion of Lot(s) 55, as shown on the map entitled Battlefield Estates, Section One, of record in Book 843, Page 96, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 55 fronts 100 feet on the southerly margin of East Clayton Avenue and runs back between lines measuring 227.2 feet on the easterly line and 225.9 feet on the westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to William R. Parker and wife, Mary Frances Parker by warranty deed from Nadine J. Woodrick, Trustee under the Will of Delois J. Wilkinson, deceased, of record in Instrument No. 20091113-0104848 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **907 Clayton Avenue, Nashville, Tennessee, 37204.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 30th day of April, 2012.

BILL GARRETT, Davidson County
Trans:T20120034220 DEEDWARR
Recvd: 05/09/12 11:10 2 pgs
Fees:13.00 Taxes:1953.60
20120509-0040125

William R. Parker by his attorney in fact
WILLIAM R. PARKER, by his attorney in fact,
Mary Frances Parker

Mary Frances Parker
MARY FRANCES PARKER

This instrument is being executed on behalf of William R. Parker pursuant to a Power of Attorney executed by him on the 27th day of April, 2012, of record in Instrument No. 20120509-0040124, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **MARY FRANCES 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 Attorney-in-Fact for **WILLIAM R. PARKER** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **WILLIAM R. PARKER** for the purpose therein contained, by signing the name of **WILLIAM R. PARKER** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30TH** day of **APRIL, 2012.**

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARY FRANCES PARKER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of April, 2012.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $528,000.00.

AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2012.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 11-4-13