THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews Ghanem & Heller, PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120034227 DEEDWARR Recvd: 05/09/12 11:16 2 pgs Fees:13.00 Taxes:451.40 20120509-0040133	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $122,000.00 Affiant Subscribed and sworn to before me, this 7th day of May, 2012. Notary Public My Commission Expires: January 6, 2014 JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Franklin and Lana Pargh 813 Magnolia Court East Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-06-0C-008.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark W. and wife, Jewel L. Damon,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Franklin Pargh and wife, Lana Pargh** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot 60, as shown on the map entitled the Plan of Doral Country Villa, Section Four, of record in Plat Book 5050, page 61, as shown in the Master Deed of record in Book 5011, page 395, Book 5124, page 767 and Book 5157, pages 252 and 254, 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 MARK W. DAMON AND WIFE, JEWELL L. DAMON, by deed from CARMEN H. FERREIRA, of record as Instrument No. 20071101-0128702, dated October 29, 2007, said Register's Office.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

This is improved property located at 734 Albar Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2012.

Mark W. Damon

Jewel L. Damon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark W. Damon and wife, Jewel L. Damon**, the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of May, 2012.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My Commission Expires: