This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 182/12/A/20.00 CO
Account Number:

NAME & ADDRESS OF NEW OWNER:
Michele Lee
621 Applejack Court
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20120040756 DEEDWARR
Recvd: 06/04/12 11:07 2 pgs
Fees:13.00 Taxes:673.40
20120604-0048233

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BENJAMIN L. PARKER AND REBECCA C. PARKER, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICHELE LEE, SINGLE WOMAN,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 310, Apple Valley, Section I, a Planned Unit Development, according to plat and survey of same appearing of record in Instrument No. 20020809-0096488, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Benjamin L. Parker and Rebecca C. Parker, husband and wife, by Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company, dated May 26, 2006, appearing of record in Instrument No. 20060602-0065449, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
2012 Real Property Taxes are a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Instrument No. 20020724-0088783, all of the Register's Office of Davidson County, Tennessee; By-Laws of Apple Valley, of record in Instrument No. 20020724-0088784, Register's Office for Davidson County, Tennessee; Surveyor's Certificate of Correction of record in Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee; Easement for storm water drainage of record in Instrument No. 20020528-0064320, Register's Office for Davidson County, Tennessee; Charter of Apple Valley Subdivision HOA of record in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee; Subject property is located in a Planned Unit Development.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 621 Applejack Court, Antioch, TN, 37113.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of May, 2012.

Benjamin L. Parker

Rebecca C. Parker

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Benjamin L. Parker and Rebecca C. Parker, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $182,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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