12-1-020

BILL GARRETT, Davidson County
Trans:T20120050281 DEEDWARR
Recvd: 07/09/12 13:27 2 pgs
Fees:13.00 Taxes:3017.54
20120709-0060115

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of June, 2012 by and between **Rigid Development, Inc.**, hereinafter referred to as GRANTOR, and **Morgan Grey Parker and Kathryn Noyes Parker, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 62A on the Plan of Resubdivision of Lot 62, Belmont Land Company's Plan, as shown on the Plat of record in Book 5190, Page 381, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Resubdivision of Lot 62 Belmont Land Co's Plan, of record in Book 5190, Page 381, the Register's Office for said County.

2) All easements, restrictions and any other matters of record in said Register's Office.

Being the same property conveyed to Rigid Development Inc. by Warranty Deed from Pleasant Shade Family Partnership, L.P. a Tennessee limited partnership dated October 21, 2011 and recorded October 25, 2011 of record in Instrument No. 20111025-0082888 Register's office for Davidson County, Tennessee. Previously being part of the same property conveyed to Pleasant Shade Family Partnership, L.P. by Quitclaim Deed from Richard Huddleston and wife, Nancy J. Huddleston dated December 21, 2001 and recorded December 29, 2001 of record in Instrument No. 20011229-0144390.

This is [X]improved [ ]unimproved property known as: 1401 Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc.

By: _____
Brent Craig, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan L Jackson, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN this the 22nd day of June, 2012.

Notary Public
My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Morgan Grey Parker and Kathryn Noyes Parker
1401 Linden Avenue,
Nashville, TN 37212

Send Tax Statements to:

F & M Bank
10 Cadillac Dr Ste 100
Brentwood TN 37027

Map & Parcel 105.13-0-088.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $815,552.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of June, 2012.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-070