| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Roberta Parker<br>157 Blackpool Drive<br>Antioch, TN 37013 | NEW OWNER | 173 10 0C 029.00, 173-10-0-C-029.00-CO |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$196,000.00**

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 12th day of July, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Magna Development Corp., a Tennessee corporation a Tennessee corporation ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Roberta Parker, an unmarried woman ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 128, PHASE I, DELVIN DOWNS, as shown on plat of record in Plat Instrument No. 20070807-0094328, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Blackstone Development, Inc., to Magna Development Corp., as recorded on the 26th day of July, 2011 in Instrument No. 20110726-0057023 and part of Special Warranty Deed from Pinnacle National Bank to Blackstone Development, Inc., a Tennessee Corporation as recorded on the 1st day of April, 2009 in Instrument No. 20090401-0029212, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **157 Blackpool Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said 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 as set forth herein.

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

BILL GARRETT, Davidson County
Trans:T20120052479 DEEDWARR
Recvd: 07/17/12 10:05 2 pgs
Fees:13.00 Taxes:725.20
20120717-0062722

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
IC-3954

WITNESS our hands on the **12th** day of **July, 2012**.

**Magna Development Corp.,**

By: **Larry J. Hasty**
It's **Secretary**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry J. Hasty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Secretary** of **Magna Development Corp.,,** the within named bargainor, a Tennessee corporation, and that he/she as such **Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as **Secretary**.

Witness my hand and Official Seal this the **12th** day of **July, 2012**.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY