BILL GARRETT, Davidson County
Trans:T20120088823 DEEDWARR
Recvd: 11/20/12 12:32 2 pgs
Fees:13.00 Taxes:203.50

20121120-0107102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016

(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

File No.: ALW-12-511-UNITA

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Golden and Madeline Golden	NEW OWNER	81-8-434.00
(NAME)	(NAME)	
743 Harpeth Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ALTON BROOKS PARKER, A WIDOWER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN GOLDEN AND WIFE, MADELINE GOLDEN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly 15 feet of Lot No. 187 and all of Lot No. 188 on the Plan of North Nashville Real Estate Company's property as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 187 and all of Lot No. 188 front together 64 feet 9 inches, more or less, on the South side of Buchanan Street, formerly Carroll Street, and runs back 100 feet to an alley measuring 62 feet 8 inches, more or less, thereon.

Being the same property conveyed to Alton Brooks Parker and wife, Anne Smith Parker by Warranty Deed from Margaret Polk, unmarried, dated April 18, 1988, of record in Deed Book 7520, Page 255, in the Register's Office of Davidson County, Tennessee. Anne Smith Parker (also known as Ann Coleman Parker) dies April 7, 1998.

Carrie Parker Peery executed this deed on behalf of Alton Brooks Parker pursuant to Power of Attorney recorded in Instrument Number 20100428-0032381, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 511 Buchanan Street, Nashville, TN 37208

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of November, 2012.

Alton Brooks Parker
by Carrie Parker Peery

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of November, 2012, before me personally appeared Carrie Parker Peery to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alton Brooks Parker and who acknowledged she executed the same as the free act and deed of the said Alton Brooks Parker.

Witness my hand and official seal, this the 19th day of November, 2012.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171