BILL CARRETT, Davidson County
Trans:T20130006701 DEEDWARR
Recvd: 01/24/13 11:31 2 pgs
Fees:13.00 Taxes:573.13
20130124-0007855

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

G-VRES-12-01104

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Carter	Mortgage Investors Group	
1104 McAlpine Ave	8320 East Walker Springs Lane, Ste. 200	
Nashville, TN 37216	Knoxville, TN 37923	61-11-317.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEATHER PARKS AND JIMMY TROY PARKS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COREY CARTER AND WIFE, STEPHANIE HOOKS CARTER, 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 TRACT OF LAND SITUATED DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. A ON THE MAP OF KENNEDY AND GRAVES PLAN OF MONTA VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY BY CALDWELL ENGINEERING AND SURVEYING, JOB NO. 98-40, DATED MAY 22, 1998:
TO REACH THE POINT OF BEGINNING AT A POINT IN THE CENTERLINE OF MCALPINE AVENUE, SAID POINT BEING 399.3 FEET WEST OF THE NORTHWEST CORNER OF LOT 2 OF SAID PLAN, TO A NAIL IN THE CENTERLINE OF MCALPINE AVENUE, SAID NAIL BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID CENTERLINE S 20° 00' 00" W PASSING THROUGH AN IRON PIN AT THE RIGHT-OF-WAY AT 20.17 FEET AND CONTINUING FOR A TOTAL OF 280.03 FEET TO AN IRON PIN; THENCE W 70° 36' 10" W 58.93 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE BLACK PROPERTY, AS OF RECORD IN BOOK 9861, PAGE 312, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, SAME BEING THE NORTHEAST CORNER OF THE PATEL PROPERTY AS OF RECORD IN BOOK 7851, PAGE 729, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE WITH BLACKS LINE N 21° 28' 00" E PASSING THROUGH AN IRON PIN AT THE RIGHT-OF-WAY AT 267.14 FEET AND CONTINUING FOR A TOTAL OF 287.25 FEET TO A NAIL IN THE CENTERLINE OF MCALPINE AVENUE; THENCE WITH SAID CENTERLINE S 62° 30' 00" E, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,112 SQUARE FEET, OR 0.35 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HEATHER PARKS AND JIMMY TROY PARKS, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY WARRANTY DEED FROM HEATHER PARKS, FORMERLY KNOWN AS HEATHER L. YOUNG, A MARRIED WOMAN, WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN AND JOINED BY HER SPOUSE JIMMY TROY PARKS, RECORDED ON THE 1ST DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070801-0091008, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGE 143; AND EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4044, PAGE 649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1104 McAlpine Ave, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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/our hand(s) this 17th day of January, 2013.

Heather Parks

Jimmy Troy Parks

STATE OF Tennessee
COUNTY OF Davidson

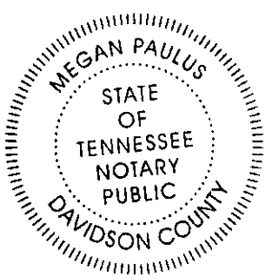
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Parks and Jimmy Troy Parks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

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