Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicole Olivia French 531 Elgin Street Nashville, TN 37211	Avenue Bank 3823 Cleghorn Ave. Nashville TN 37215	133-1-258.00

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2013.

Notary Public

My Commission Expires: 6-5-16
(Affix Seal)

DORA L. MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 **Damon Parker, unmarried and Sharon Harler, unmarried, as tenants in common, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Nicole Olivia French,** unmarried **("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Map of Sunrise Heights, Second Plan, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Damon Parker and Sharon Harler, as tenants in common by Warranty Deed from Jessica L. Keith, unmarried, dated July 31, 2012, filed August 3, 2012, in Instrument No. 20120803-0069301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS 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 property located at: **531 Elgin Street, Nashville, TN 37211**

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTORS.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20130010550 DEEDWARR
Recvd: 02/07/13 10:26 2 pgs
Fees:13.00 Taxes:369.63
20130207-0012719

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of **January, 2013.**

GRANTOR(S)

Damon Parker

Sharon Harler

STATE OF ~~FLORIDA~~ South Carolina

COUNTY OF Horry

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Sharon Harler to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 31 day of **January, 2013.**

LISA D. BRADFORD
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
My Commission Expires
September 7, 2016

Notary Public

My Commission Expires: Sept 7, 2016

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Damon Parker and Sharon Harler**to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 31st day of **January, 2013.**

Notary Public

My Commission Expires: 12.03.13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY