WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030918 DEEDWARR
Recvd: 04/16/13 09:52 2 pgs
Fees:13.00 Taxes:1686.76
20130416-0037556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,880.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

GREGORY LEE FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher B. Sundar & Kara Lynn Kraus Sundar	NEW OWNER	103-03-0-291
(NAME) 211 51st Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **CHRIS PARKER AND CAROLE M. PARKER, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER B. SUNDAR AND KARA LYNN SUNDAR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of Part of Block 19 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record as Instrument No. 20010928-0105103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLE MARSHALL and CHRIS PARKER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from RICHARD ICE and SUSAN HENDERSON, of record as Instrument No. 20031215-0179154, dated December 8, 2003, said Register's Office. Being further conveyed to CHRIS PARKER and CAROLE M. PARKER by deed from CHRIS PARKER and CAROLE MARSHALL, of record as Instrument No. 20110526-0040313, dated May 13, 2011, said Register's Office.

This is:		211 51ST Avenue North	Nashville, TN 37209	
Improved	property, known as			
	(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12th day of April, 2013.

Chris Parker

Carole M. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chris Parker and Carole M. Parker, Married, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 2013.



Notary Public

My Commission Expires:
9.8.13