WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Diane L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File #01288-1457c1

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary E. Parker	PINNACLE BANK	086100b12800co
(NAME)	(NAME)	
128 Noel Cove Cir.	150 3rd Avenue South # 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Yanika S. Daniels, a single person, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Parker, a single person, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: MEP

Certain Real Estate in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 128 on the Plan of Noel Cove Townhomes, a Planned Unit Development, as established by Master Deed for Noel Cove Townhomes Association, Inc., of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed by Warranty Deed dated December 21, 2005 to Yanida S. Daniels, a single person, from Hermitage Developers, Inc., a Tennessee Corporation, of record in Instrument No. 20051221-0153135, Register's Office for Davidson County, Tennessee. Said Warranty Deed was re-recorded in Instrument No. 20051229-0156385, said Register's Office, to further convey to Yanika S. Daniels.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY EASEMENTS, RESTRCTIONS, ETC., OF PUBLIC RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 128 Noel Cove Cir., Hermitage, TN 37076
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 17th day of May, 2013.

Yanika S. Daniels
Yanika S. Daniels

Davidson County DEEDWARR
Recvd: 05/22/13 12:28 3 pgs
Fees:18.00 Taxes:492.10
20130522-0051726

STATE OF GEORGIA

COUNTY OF DEKALB

On this 17 day of May, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Yanika S. Daniels**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

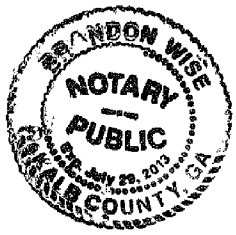
WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-29-2013

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115



CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney ~~or Custodian~~

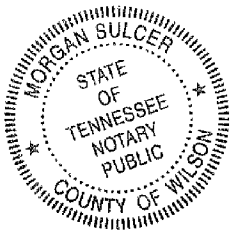
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013