WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130043107 DEEDWARR
Recvd: 05/23/13 09:34 2 pgs
Fees: 13.00 Taxes: 49.95
20130523-0052080

G-KW-13-2709

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Desperado Properties, LLC	Desperado Properties (NAME)	
2709 Clifton Avenue (ADDRESS)	667 Wedgewood Ave, Ste C (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37203 (CITY) (STATE) (ZIP)	92-10-217.00

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, I/we IRENE PARKS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DESPERADO PROPERTIES, LLC, 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:

BEING LOT NO. 26 OF BLOCK "A" ON THE PLAN OF M. B. AND M. S. PILCHER'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 91, R. O. D. C., TENNESSEE.SAID LOT NO. 26 FRONTS 50 FEET ON THE SOUTH SIDE OF OLD CLIFTON PIKE AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES 190 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DONALD RICHARD PARKS AND WIFE, IRENE PARKS BY WARRANTY DEED FROM ARCHIE P. JACKSON, RECORDED ON THE 9TH DAY OF JANUARY, 1978 IN DEED BOOK 5241, PAGE 188, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DONALD RICHARD PARKS, HAVING SINCE DIED ON 4/11/2012 LEAVING IRENE PARKS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE(S) 91, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2709 Clifton Avenue, Nashville, Tennessee 37209
(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 20th day of May, 2013.

Irene Parks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene 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 20th day of May, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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