THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 464,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2013. Notary Public MY COMMISSION EXPIRES: 2/4/2015 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Parker	SunTrust Mortgage Inc	MAP
1405 Hildreth Drive	901 Semmes Ave	PARCEL 131-14-0-092.00
Nashville, TN 37215	Richmond, VA 23224	
(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, **Brett R. Darken and wife, Anne Marshall-Darken**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Parker and wife, Sally Parker**

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 No. 306 on the Plan of Seven Hills, Section 6 of record in Plat Book 2900, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett R. Darken and wife, Anne Marshall-Darken by Warranty Deed from Steve R. Goetzman and wife, Barbara G. Goetzman of record at Instrument No. 20060110-0003800, dated December 29, 2005 and recorded on January 10, 2006, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1405 Hildreth Drive, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans: T20130045070 DEEDWARR
Recvd: 05/30/13 14:06 2 pgs
Fees: 13.00 Taxes: 1716.80

20130530-0054567

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 hand( ) this the 23rd day of May, 2013.

Brett R. Darken

Anne Marshall-Darken

STATE OF TENNESSEE
COUNTY OF Williamson

R. L. MOORE DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brett R. Darken** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of May, 2013.

My Commission expires: 3/8/2016

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

R. L. MOORE DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne Marshall-Darken** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of May, 2013.

My Commission expires: 3/8/2016

Notary Public