WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046773 DEEDWARR
Recvd: 06/05/13 09:22 2 pgs
Fees:13.00 Taxes:2245.90
20130605-0056792

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$607,000.00.**

Affiant

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

Notary Public

My commission expires: 10/10/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Walter Frontera **Aida L. Jimenez**	Suntrust Mortgage, Inc.	Map 130-08-0-A Parcel 008-00C
2200 Harding Place Unit 8	1001 Semmes Avenue	
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward Craig Parrish, Jr. and wife, Sherri W. Parrish

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter Frontera and Aida L. Jimenez , 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 Unit Nos. 7 & 8, on the Plan of 2200 Harding Place., according to the Master Deed of record in Book 5971, Page 574 and corrected in Book 5989, Page 549 in the Register's Office for Davidson County, Tennessee, and more particularly described in Exhibit B of said Master Deed and being located on Lot No. 4 of the Plan of 2200 Harding Place of record in Plat Book 5200, Page 463, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward Craig Parrish, Jr. and wife, Sherri W. Parrish, by Deed from John Q. Perdue and wife, Virginia S. Perdue, of record in Instrument No. 20060109-0003008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **2200 Harding Place Unit 8, Nashville, TN 37215**

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 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 my/our hand(s) this **31st** day of **May, 2013.**

Edward Craig Parrish Jr.

Sherri W. Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edward Craig Parrish, Jr. and Sherri W. Parrish,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2013.**

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN