BILL GARRETT, Davidson County
Trans:T20130065749 DEEDWARR
Recvd: 08/01/13 10:26 2 pgs
Fees:13.00 Taxes:1110.00
20130801-0080126

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN122638

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

JANE GRAZE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Parker II et ux 2203 Lindell Ave. Nashville, TN 37204	Same address as new owner	10514015000

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MARK A. PARKER, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARK A. PARKER II AND JESSICA W. TAYLOR, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the northerly 5.0 feet of Lot No. 27 and the southerly 40.0 feet of Lot No. 28 of Block 18 on the Plan of Yarbrough's Subdivision of Woodland as of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 27 and 28 front together 45.0 feet on the westerly side of Lindell, formerly Wilson Avenue, and run back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Mark A. Parker, married, by Warranty Deed from Alden Horton, III, joined by his wife, Juli G. Horton, dated 3/16/2007, recorded 4/23/2007, of record in Instrument No. 20070423-0048066, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of recod in Book 161, page 87; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 2203 Lindell Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 29th day of July, 2013.

MARK A. PARKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark A. Parker, 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 seal, this the 29th day of July, 2013.

Notary Public

Luanne Smith
Printed Notary Name

My commission expires: 5/10/14

LUANNE B SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 10, 2014
GWINNETT COUNTY, GEORGIA