WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071050 DEEDWARR
Recvd: 08/19/13 08:50 2 pgs
Fees:13.00 Taxes:534.65
20130819-0086612

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-27-15

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David W. Parks	New Penn Financial, LLC	095-12-O-190.00
(NAME)	(NAME)	
2816 Airwood Drive	4000 Chemical Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Don Prosser and Vi Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David W. Parks, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 8 on the Revised Plan of Woodwind Subdivision, Section One, of record in Plat Book 6900, Page 763, as corrected in Book 7725, Page 623 and Book 7965, Page 597, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Don Prosser and Vi Prosser by Deed from MCC TN, LLC, Substitute Trustee, dated 02/07/2013 and filed for record on 02/11/2013 in Instrument 201302110013708, Register's Office for Davidson County, Tennessee.

The said Don Prosser and Donald Prosser are one in the same person.
The said Vi Prosser and Viola Prosser are one in the same person.

All matters as set forth per Plat Book 6900, Page 763, Book 7725, Page 623, Book 7965, Page 597, said Register's Office.

Deed of Conveyance of record in Book 7628, Page 527, said Register's Office.

Deed of Conveyance of record in Book 7628, Page 554, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2816 Airwood Drive, Nashville, TN 37214
(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/or 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/or 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 hands this 31st day of July, 2013.

Don Prosser by Marc Prosser his atty in fact Attorney in fact

Vi Prosser by Marc Prosser her atty in fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of July, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Don Prosser and Vi Prosser, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20130819-0086611, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122