398

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 40014

BILL GARRETT, Davidson County
Trans:T20130092746 DEEDWARR
Recvd: 10/30/13 08:15 2 pgs
Fees:13.00 Taxes:1387.50
20131030-0112471

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($375,000.00) DOLLARS, cash in hand paid by BROOKS T. WEST and ASHLEY BROOKE WEST, husband and wife, receipt of which is hereby acknowledged, I, ALTON BROOKS PARKER, have bargained and sold, and by these presents do transfer and convey unto the said BROOKS T. WEST and ASHLEY BROOKE WEST, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being the easterly 61.5 feet of Lot No. 133 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, in the Register's Office of Davidson County, Tennessee.
>
> Said portion of Lot No. 133 fronts 61.5 feet on the southerly side of Boscobel Street and extends back between parallel lines with the westerly margin of South 9th Street 175.0 feet to an alley.
>
> Being the same property conveyed to Alton Brooks Parker, unmarried, by deed from Jane Cherry Case, unmarried, dated October 1, 1999, and of record in Book 11708 Page 172, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on plat of record in Book 21, Page 45, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Boscobel Street, South 9th Street and a 20 foot alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BROOKS T. WEST and ASHLEY BROOKE WEST, husband and wife, their heirs and assigns, forever. And I do covenant with the said BROOKS T. WEST and ASHLEY BROOKE WEST, husband and wife, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said BROOKS T. WEST and ASHLEY BROOKE WEST, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

CARRIE PARKER PEERY executes this instrument on behalf of ALTON BROOKS PARKER pursuant to Power of Attorney dated April 26, 2010, and of record at Instrument No. 20100428-0032381, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 11th day of October, 2013.

Alton Brooks Parker by
ALTON BROOKS PARKER

BY: Carrie Parker Peery
CARRIE PARKER PEERY, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CARRIE PARKER PEERY, Attorney in Fact for ALTON BROOKS PARKER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as the free act and deed of ALTON BROOKS PARKER for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 11th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: _____

TERRI THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 05/19/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 11th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

****

Tax ID# 08216034400

ADDRESS OF NEW OWNERS:
Mr. and Mrs. Brooks T. West
822 Boscobel Street
Nashville, TN 37206

SEND TAX BILLS TO:
CMG Mortgage Inc.
3160 Crow Canyon Rd. Ste 400
San Ramon, CA 94583