BILL GARRETT, Davidson County
Trans:T20130096630 DEEDWARR
Recvd: 11/13/13 10:21 2 pgs
Fees:13.00 Taxes:355.57
20131113-0117147

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52856
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyle A. Maas 434 Adair Road Nashville, Tennessee 37214	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227

TAX MAP-PARCEL NUMBERS: 09511006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$96,100.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nannilu Parks, surviving heir at law of Paula Rascoe and sole devisee under the Last Will and Testament of Harvey Parks**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle A. Maas** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Cloverdale, Section II and Revision of Lots 21 and 22, Section I, of record in Book 2133, Page 58, Register's Office for said County.

Said Lot No. 81 fronts 89.0 feet on the westerly margin of Adair Road and extends back 206.6 feet on the northerly line and 144.0 feet on the southerly line to a dead line in the rear, measuring 108.8 feet thereon.

Being the same property conveyed to Paula Roscoe, unmarried, by Warranty Deed from Bob Bass and Charles DeBray, dated May 28, 2004, recorded June 2, 2004 in Instrument No. 20040602-0064695, Register's Office for Davidson County, Tennessee. The said Paula Rascoe has since died. By affidavits of Heirship recorded prior hereto and simultaneously herewith, Nannilu Parks and Harvey Parks were established as the heirs at law of Paula Rascoe. The Paula Rascoe, erroneously referred to as Paula Roscoe, were one and the same person. The said Harvey Parks has since died married and testate. By Last Will and Testament of record in Minute Book 2013, page 2070, in the Sumner County Chancery Court Clerk's office at Gallatin, Tennessee, Harvey Parks devised all interest in subject property to Nannilu Parks.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, Page 58, said Register's Office, which Plan shows a 60foot minimum building setback line from Adair Road and a 10 foot easement for public utility purposes along the rear lot line.

This is improved property, known as: 434 Adair Road, Nashville, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of October, 2013.

Nannilu Parks, heir at law of Paula Rascoe

State of TENNESSEE
County of DAVIDSON

On this 11th day of October, 2013 , before me the undersigned authority, personally appeared Nannilu Parks, heir at law of Paula Rascoe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of ~~DAVIDSON~~ Sumner PB

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $96,100.00

Affiant

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

My Commission Expires: 8/23/14 LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public