WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101914 DEEDWARR
Recvd: 12/04/13 13:45 2 pgs
Fees:13.00 Taxes:407.00

20131204-0123606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2013.

STEPHEN YON MANN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: MY COMMISSION EXPIRES MAR. 3, 2014
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	MAP-PARCEL NUMBERS
Bruce Peery	Bruce Peery	091-10-0-181.00
(NAME) 5710 Robertson Avenue	(NAME) 407 31st Avenue South	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHRISTOPHER W. PARKER, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE PEERY, __MARRIED** 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 part of Block No. 41 on the Map of B.F. Cockrill Farm, of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee.

Said part of said Block is described as beginning at point in the corner line of Robertson Avenue, 96 feet east of the center line of Snyder Avenue; thence northerly 175 feet to an alley; thence easterly 95 feet to a point; thence southerly 175 feet to the center line of Robertson Avenue; thence with the margin of the same westerly 95 feet to the beginning.

Being the same property conveyed to CHRISTOPHER W. PARKER, by deed from RANDALL CRAFT, of record in Instrument No. 20040728-0090236, dated July 16, 2004, said Register's Office.

This is: Improved property, known as 5710 Robertson Avenue (House Number) (Street) Nashville, TN 37209 (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 21 day of November, 2013.

Christopher W. Parker

Carole Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Christopher W. Parker and wife Carole Parker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of Mar., 2013.

Notary Public

My Commission Expires: 07/06/2015

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY