THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
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Nashville, TN 37205
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BILL GARRETT, Davidson County
Trans:T20140022842 DEEDWARR
Recvd: 04/04/14 10:35 2 pgs
Fees:13.00 Taxes:1912.90
20140404-0028195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $517,000.

Sandra H Draper
AFFIANT

Subscribed and sworn to before me this 31 day of March, 2014.

Notary Public
My Commission Expires: 7/2/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Park, et ux 2400 Tyne Boulevard Nashville, TN 37215	Andrew Park 9648 Masonwood Drive Brentwood, TN 37027	Map 144-04 Parcel 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **SANDRA H. DRAPER, an unmarried widow** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **ANDREW PARK, and wife, INNA PARK** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "B" on the Plan of Tyne Meade, Section 3, as of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for said County, described as follows:

Beginning on the northerly margin of Tyne Boulevard, at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 215 feet to a point in the southerly line of Lot No. 15, thence with the southerly line of Lots Nos. 15 and 16, eastwardly 200 feet to the westerly margin of Everett Drive; thence with said drive, southwardly 195 feet to the beginning of a curve; thence around said curve, in a southwesterly direction 31.42 feet to the northerly margin of Tyne Boulevard; thence with the same, westwardly 180 feet to the beginning.

Being the same property conveyed to Alvin E. Draper and wife, Sandra H. Draper, by deed from Henry Rodes Hart and wife, Patricia Ingram Hart, of record in Book 3613, page 66, dated August 14, 1963, said Register's Office. The said Alvin E. Draper having since died on or about April 30, 2005 leaving Sandra H. Draper as his surviving tenant by the entirety. Further evidenced by the Affidavit of Heirship of record in instrument No. 20051122-0141278, dated November 17, 2005, said Register's Office.

THIS conveyance is made subject to:

1. Current years taxes, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Plat Book 1424, pages 12, 13 and 14, said Register's Office.

3. Perpetual Easement as set out in the Restrictive Covenants of record in Book 1489, page 471, said Register's Office.

BEING improved property, known as 2400 Tyne Blvd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of March, 2014.

Sandra H. Draper
SANDRA H. DRAPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra H. Draper,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 2014.

Notary Public

DAVID P. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/2015