BILL GARRETT, Davidson County
Trans:T20140023260 DEEDWARR
Recvd: 04/07/14 11:16 2 pgs
Fees:13.00 Taxes:628.63
20140407-0028734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

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

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SPRING HAVEN APARTMENTS, LLC	**NEW OWNER**	**08401003300**
2616 CARTER AVE	**PO BOX 40934**	
NASHVILLE, TN 37206	**NASHVILLE, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RONALD J. PARKER, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SPRING HAVEN APARTMENTS, LLC

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:

BEING Lot No. 413, on the Plan of Dugger Heights, Section IV, of record in Plat Book 2083, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO RONALD J. PARKER, BY QUITCLAIM DEED FROM MATTIE L. PARKER, DATED 04/01/2004 AND RECORDED ON 04/02/2004 IN INSTRUMENT NUMBER 20040402-0037062, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $50.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2616 CARTER AVE, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 31st day of March, 2014.

Ronald J. Parker by Stephen J Parker - Attorney in Fact
STEPHEN JAMES PARKER AS ATTORNEY IN FACT FOR RONALD J. PARKER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEPHEN JAMES PARKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of RONALD J. PARKER, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 31 day of March 2014

*Instrument # 20140407-0028733

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes
State of Tennessee
Notary Public
Williamson County