WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Thomas Parton and Naomi Christine Parton	Guaranty Trust Co.	082 04 0 026.00
(NAME) 1103 N. 6th Street	(NAME) 316 Robert Rose Dr	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Bree Burks and Barney B. Burks, IV, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Thomas Parton and Naomi Christine Parton, husband and wife**, 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 Lot No. 144 and part of Lot 145 on the Plan of Oakwood Park of record in Plat Book 421, page 12, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 144 and Part of Lot No. 145 fronts together 50 feet on the easterly side of No. 6th Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Curtis B. Dabbs, unmarried by deed dated 09/24/2007 from Leland D. Watts, a married person and filed of record in Instrument# 20070925-0114327, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Bree Burks and Barney B. Burks, IV, wife and husband, by deed dated 03/09/2012 from Curtis B. Dabbs, unmarried and filed of record in Instrument # 20120320-0023472, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140028881 DEEDWARR
Recvd: 04/28/14 14:59 2 pgs
Fees:13.00 Taxes:913.90

20140428-0035645

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1103 N. 6th Street, Nashville, TN 37207

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, has 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 **25th** day of **April, 2014**

Bree Burks

Barney B. Burks, IV

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bree Burks and Barney B. Burks, IV**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **April, 2014**

Notary Public

My commission expires: 8/29/2014