WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040694 DEEDWARR
Recvd: 06/10/14 09:57 2 pgs
Fees:13.00 Taxes:592.00

20140610-0050254

G-PR-14-710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saba's Ventures, LLC	**Same as New Owner**	
(NAME)	(NAME)	
7035 Stone Run Drive		**83-7-141.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EARL PARHAM, HEIR AT LAW OF ROBERT F. PARHAM AND LAWRENCE R. PARHAM, HEIR AT LAW OF ROBERT F. PARHAM,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SABA'S VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, Block B, TILLMAN SUBDIVISION - PART 1, as shown on plat of record in Plat Book 1130, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Earl Parham and Lawrence R. Parham by Executors Deed from Betty J. Garner, Executrix of the Will of Robert R. Parham, deceased, recorded on the 8th day of April, 2014 in Instrument No. 20140408-0029147, in the Register's Office of Davidson County, Tennessee.
Robert F. Parham and Robert R. Parham are one and the same person.
Probate documents for the Estate of Robert F. Parham filed in the Davidson County Probate Court as Docket No. 14P380.
Earl Parham is also known as Early Parham. Lawrence R. Parham is also known as Larry Parham.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TILLMAN SUBDIVISION - PART 1, as recorded in Plat Book 1130, Page(s) 29, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **710 Powers Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the ____ DAY OF JUNE, 2014.

Earl Parham 5-30-2014
Earl Parham

Lawrence R. Parham 6/2/14
Lawrence R. Parham

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL PARHAM the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of ~~June~~ May, 2014.

Joan T. McDaniels
Notary Public
My Commission Expires: 3/31/16 Reg 114652

(SEAL)

JOAN T. McDANIELS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #114652
My Commission Expires Mar. 31, 2016

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE R. PARHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2014.

Notary Public
My Commission Expires: Sept. 5th 2016

(SEAL)

CHRIS B. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 5, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212