Return To: 14-0343
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

R-BR-14-7053

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)
Jered Neil Parks and Rebecca Trena Parks	**Stonegate Mortgage Corporation**	
(NAME) **7053 Sugarplum Road**	(NAME) **9190 Priority Way West Dr., Ste 300**	**181-01-0A-186.00 CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Indianapolis, IN 46240**	
(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 **KYLE T. BATTS AND HELEN F. BATTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERED NEIL PARKS AND REBECCA TRENA PARKS, HUSBAND AND WIFE** 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 126, SECTION 5, SUGAR VALLEY, as shown on plat of record in Instrument No. 20001204-0118880, 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 Kyle T. Batts and wife, Helen F. Batts by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, recorded on the 16th day of July, 2001 in Instrument No. 20010716-0075289, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat as recorded in Instrument No. 20001204-0118880, said Register's Office.
- Deed recorded in Instrument No. 20001205-0119527, said Register's Office.
- Terms and provisions of by-Laws recorded in Book 11069, Page 24, said Register's Office.
- Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6, said Register's Office.
- Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7053 Sugarplum Road, Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans:T20140063453 DEEDWARR
Recvd: 08/27/14 10:37 2 pgs
Fees:13.00 Taxes:869.50
20140827-0078051

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2014.

Kyle T. Batts

Helen F. Batts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE T. BATTS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN F. BATTS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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