BILL GARRETT, Davidson County
Trans:T20140075994 DEEDWARR
Recvd: 10/08/14 10:01 2 pgs
Fees:13.00 Taxes:814.00
20141008-0093208

This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
John Richie Cordaro **1615 C Chase Street** **Nashville, Tennessee 37216**	**New Owner**	**072-140A-00.00CO**

****

That **Todd Parker, Emily Parker, and Donald Parker and wife, Terri Parker,** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **John Richie Cordaro, unmarreid** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Unit C of Chase Corners Townhomes as shown on Exhibit B to that declaration and master Deed Establishing a Horizontal Property Regime for Chase Corners Townhomes of record in Instrument No. 20120425-0035442, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Todd Parker, Emily M. Dick, and Donald Parker and wife, Terri Parker, by deed from IRA Innovations fka Entrust Tennessee fbo IRA#32-1079, Register's Office of Davidson County, Tennessee. Todd Parker and Emily M. Dick having since married, Emily M. Dick is now known as Emily Parker.

This is improved property which bears the address of: 1615 C Chase Street, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **19th** day of **June, 2014.**

Todd Parker

Emily Parker

Donald Parker by Todd Parker, Attorney-in-Fact
Donald Parker by Todd G. Parker, Attorney-in-Fact

Terri Parker by Todd Parker, Attorney-In-Fact
Terri Parker by Todd G. Parker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Todd Parker and Emily Parker,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **26th** day of **September, 2014.**

Notary Public

Commission Expires: 3-30-15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this **26th** day of **September, 2014**, personally appeared before me, the undersigned, **Todd G. Parker**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of **Donald Parker and Terri Parker,** and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **26th** day of **September, 2014.**

Notary Public

Commission Expires: 3-30-15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$220,000.00**.

Sworn to and subscribed before me this **26th** day of **September, 2014.**

Affiant

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH ★ STATE OF TENNESSEE NOTARY PUBLIC ★ DAVIDSON COUNTY