WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082499 DEEDWARR
Recvd: 11/03/14 08:23 2 pgs
Fees:13.00 Taxes:1369.00
20141103-0100951

R-VRES-14-01809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires 03-08-2018

RYAN LUX NOTARY PUBLIC STATE TENNESSEE 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)
Sean Scolnick	**c/o Caleb See**	
(NAME) **1809 Lakehurst Drive**	(NAME) **110 3rd Avenue N**	**083-10-0-249.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37064**	
(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 **ANNA JANE PARKEY AND GARY WOLF, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN SCOLNICK, AN UNMARRIED MAN,** 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 situated in Davidson County, Tennessee, being known and designated as part of the 10-1/4 acre tract on the Plat of Richardson Place Subdivision, of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl, III dated October 18, 1985.

Said property fronts 90 feet on the northerly margin of Lakehurst Drive and extends back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Anna Jane Parkey and Gary Wolf, wife and husband by Quitclaim Deed from Ronald G. Robbins, a now divorced man and Anna Jane Parkey, a now remarried woman, of record in Instrument No. 20051014-0123760, Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on October 14, 2005.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 135, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 675, Page 744, in the 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: **1809 Lakehurst Drive , 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 30th DAY OF OCTOBER, 2014.

Anna Jane Parkey by John Gleaves as Attorney in Fact

Gary Wolf by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNA JANE PARKEY AND GARY WOLF, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNA JANE PARKEY AND GARY WOLF.

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2018

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