BILL GARRETT, Davidson County
Trans:T20150008388 DEEDWARR
Recvd: 02/03/15 10:28 2 pgs
Fees:13.00 Taxes:395.53
20150203-0009929

This instrument prepared by :

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

# WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of January, 2015, by and between Michael T Leary, an unmarried man, party of the first part, and Terry Parker and Donna K Parker, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 13 A, on the Plan of Zone Lot Division of Lots 13, 15, 16, 17, 18, 19, Section One Percy Priest Woods, of record in Plat Book 5200,Page 472, amended in Book 5200, Page 607, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Michael T. Leary by virtue of that certain Warranty Deed dated July 15, 2008, at Instrument No. 20080718-0073827 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael T Leary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael T Leary , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of January, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Terry Parker and Donna K Parker

3270 Priest Woods Drive
Nashville, TN 37214

Tax Parcel No → 10816001300

Property Address: 3270 Priest Woods Drive
Nashville, TN 37214

MAIL TAX BILLS TO: OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $106,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of January, 2015.

Notary Public

My Commission Expires: 1-9-18

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN