This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150051TN

BILL GARRETT, Davidson County
Trans:T20150018723 DEEDWARR
Recvd: 03/16/15 10:05 3 pgs
Fees:18.00 Taxes:1091.87
20150316-0022160

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kevin Parker	**F&M Bank, ISAOA, ATIMA**	**Map 071110**
1428B Stainback Avenue	**50 Franklin Street**	**Part of Parcel-**
Nashville, TN 37207	**Clarksville, TN 37040**	**25100**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Clark**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Kevin Parker and wife Rachel Parker,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to-wit:

A Certain Tract or Parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. One Hundred and Eighty Nine (189) of the Highland Land Co's Subdivision, a plat of which is of record in Book No. 421, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robert Clark by Warranty Deed from Charles R. Haley, of record in Instrument No. 20121012-0093457, dated 10/10/12, recorded 10/12/12, in said Register's Office. BEING a portion of the same property conveyed to Robert Clark by Quitclaim Deed from Robert Clark (for the sole purpose of separating the existing parcels), of record in Instrument No. 20140422-0033732, said Register's Office, dated 4/22/14 and recorded 4/22/14.

The above referenced property is not and has never been the primary residence of the Grantor or any spouse.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Robert Clark** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Robert Clark** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1428B Stainback Avenue, Nashville, TN 37207**.

Executed on this 22nd day of January. 2015.

Robert Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand this 22nd day of January, 2015.

Notary Public

My Commission Expires:____3-30-15_____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $295,100.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of January, 2015.

Notary Public

My Commission Expires: 3-30-15 3-30-15

