Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,021.00

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2015.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janet L. Whitworth	WELLS FARGO BANK	
420 Walton Lane, #M73	1500 W BENSON BLVD.	051-15-0A-073.00-CO
Madison, TN 37115	ANCHORAGE, AK 99503	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROSE MARY PARKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANET L. WHITWORTH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. M-73 as shown on Plat of Quail Creek, as of record in Plat Book 6328, Pages 89-93, in the Register's Office for Davidson County, Tennessee, as (Collectively, the "Plat") and more particularly described in the Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee for The Quail Creek Condominiums together with an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Rose Mary Parker by Warranty deed from Jeffery Dale Hauskin and wife, Deborah C. Hauskin of record in Instrument No. 20080416-0038588 Register's Office for Davidson County, Tennessee, dated April 14, 2008 and recorded on April 16, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 420 Walton Lane, #M73, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20150038942 DEEDWARR
Recvd: 05/19/15 14:58 2 pgs
Fees:13.00 Taxes:196.18
20150519-0046210

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2015.

Rose Mary Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rose Mary Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public