WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150060125 DEEDWARR
Recvd: 07/23/15 10:29 2 pgs
Fees: 13.00 Taxes: 887.63
20150723-0072244

Y-VRES-15-1411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF 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)
Erin Celeste Parker	**IBERIABANK Mortgage Company**	
(NAME)	(NAME)	**072 07 0 11300**
1411 Kirkland Ave	**12719 Cantrell Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Little Rock, AR 72223**	
(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 **BERRYLIN R. MARTIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIN CELESTE PARKER, UNMARRIED,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 14, L.A. Warren's Resubdivision of Block C, R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Tract 2:
A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwestern Quadrant of the intersection of Riverside Drive (80') and Kirkland Avenue (50') and being more particularly described as follows:

Beginning at a point in the Westerly margin of Riverside Drive and the Southerly margin of Kirkland Avenue and being the Northeasterly corner of Lot 4 of the L.A. Warren's Re subdivision of Block "C" R. M. Dudley's Subdivision as evidenced in Book 843, Page 102, Register's Office for Davidson County, Tennessee. Thence with the Southerly margin of Kirkland Avenue in the Westerly direction a distance of 488.5 ft to an iron pin being the most Northeasterly corner of Michael F. Tune, Ex Ux property as evidenced in Book 7085, Page 291, Register's Office for Davidson County, Tennessee. Thence in a Southerly direction S11 deg. 18 min. 08 sec. E a distance of 188.2 ft to an iron pin in the Northerly line of said tract and the Michael F. Tune, Et Ux property to the true point of beginning thence;
1) Severing the lands of Patrick S. Long, Et Ux as evidenced in Book 5545, Page 37, Register's Office for Davidson County, Tennessee S 11 deg. 18 min. 08 sec. E a distance of 27.30' to an iron pin thence;
2) S 80 deg. 29 min. 26 sec. W a distance of 50.02' to an iron pin thence; 3) N 11 deg. 18 min. 08 sec. W a distance of 41.50' to an iron pin in the southerly line of said Tune tract thence;
4) with said Southerly line, S83 deg. 48 min. 08 sec. E a distance of 52.43' to the point of beginning and containing 1,719.99 square feet or 0.0395 acres., more or less.

Tract 1:
Being the same property conveyed to Berrylin R. Martin, an unmarried woman by Warranty Deed from Chan McCullough of record at Instrument No. 20100628-0050190, Register's Office for Davidson County, Tennessee, dated June 7, 2010, recorded June 28, 2010.

Tract 2:
Being the same property conveyed to Berrylin R. Martin, an unmarried by Quitclaim Deed from Michael Franklin Tune of record at Instrument No. 20100628-0050191, Register's Office for Davidson County, Tennessee, dated June 7, 2010, recorded June 28, 2010.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 974, Page 8, and Book 843, Page 102;
- TVA Easement of record in Book 1136, Page 167;
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4218, Page 564, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1411 Kirkland Ave, Nashville, Tennessee 37216**.

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 20th DAY OF JULY, 2015.

Berrylin R. Martin

Thomas Anthony Mangin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERRYLIN R. MARTIN and THOMAS ANTHONY MANGIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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