THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** ~~First Title & Escrow Co., Inc.~~ ~~FTEC File No. 32564-07-2015~~ Magnolia Title + Escrow 615 Main St., Nashville, TN 37206	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $503,000.00. Eric Michael Parl Affiant Subscribed and sworn to before me this 7th day of August, 2015. Notary Public My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: John Haitas, Abby Leigh Weinberger 129 Laird Rd. Nashville, TN 37205	**Send Tax Bills To:** John Haitas, Abby Weinberger 129 Laird Rd Nashville TN 37205	**Tax Information:** Map and Parcel No.: 116 13 0 009 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Michael Parl and wife, Mandi Clare Preston Parl**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Haitas, an unmarried man and Abby L. Weinberger, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 129 Laird Rd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150067079 DEEDWARR
Recvd: 08/12/15 11:10 3 pgs
Fees:18.00 Taxes:1861.10
20150812-0080682

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of August, 2015.

Eric Michael Parl

Mandi Clare Preston Parl by George E. Mudter, Jr. atty in fact

Mandi Clare Preston Parl
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 7th day of August, 2015.

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Mandi Clare Preston Parl and is authorized by the said Mandi Clare Preston Parl to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of August, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Harding Park, as of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric Michael Parl and wife, Mandi Clare Preston Parl, by deed dated September 19, 2011 from Judith Ann Sizemore, Successor Trustee and Rose Trimble, Successor Trustee, the Successor Trustee's of The Faulkner Survivor's Trust U/A/D January 24, 1997 of record in Instrument No. 20111004-0076772, Register's Office for Davidson County, Tennessee. Mandi Clare Preston Parl being one and the same as Mandi Parl.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties, and assumed by the Grantees.
2. State and County taxes for the year 2014, in the amount of $3,668.13, PAID. Map and Parcel No. 116 13 0 009 00.
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
4. Restrictive covenants contained in an instrument of record in Book 2542, page 486, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
5. All matters appearing on the Plan of record as Book 2331, page 120, Register's Office for Davidson County, Tennessee.