WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068855 DEEDWARR
Recvd: 08/17/15 10:39 2 pgs
Fees:13.00 Taxes:1441.15
20150817-0082266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Michael Parker and Jennifer Carey Parker	New Owner	
(NAME)	(NAME)	146-10 63.00
5033 Ragland Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JOHN R. DORRIS, JR. AND WIFE, SHARON H. DORRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MICHAEL PARKER AND JENNIFER CAREY PARKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 21 on the Plan of Ragland Estates as of record in Plat Book 2663, Page 104, Register's Office for said County.

Said Lot No. 21 fronts 238.4 feet on the West side of Ragland Drive and runs back between lines 190 feet on the Northerly line and 187.3 feet on the Southerly line to a dead line in the rear, measuring 222.6 feet thereon.

Being the same property conveyed to John R. Dorris, Jr. and wife, Sharon H. Dorris by General Warranty Deed from Patricia R. Young holding a fifty-four percent (54%) interest, Patricia R. Young, Trustee of the Amelia H. Young Testamentary Trust, holding a nine percent (9%) interest, T. Michael Young, holding a twenty-seven percent (27%) interest, and Jeanette H. Young, holding a ten percent (10%) interest, recorded on the 1st day of October, 2010 in Instrument No. 20101001-0078263, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) All matters appearing on the plan of record in Plat Book 2663, Page 104, said Register's Office.

This is unimproved _ improved x property, known as 5033 Ragland Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 14 day of August, 2015.

JOHN R. DORRIS, JR.

SHARON H. DORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Dorris, Jr. and Sharon H. Dorris, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public