Davidson County DEEDWARR Recvd: 09/09/15 11:32 3 pgs Fees:18.00 Taxes:961.63 **20150909-0091578**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00 Affiant Subscribed and sworn to before me, this 8th DAY OF September, 2015. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

BR15-0347

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicia Moinette Parks	Felicia Moinette Parks	
347 Lynn Drive	(NAME) 347 Lynn Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	147-01-0-090.00
(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, we CHRISTI D. SMALLING AND JUDITH D. SMALLING, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FELICIA MOINETTE PARKS, SINGLE WOMAN, 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:

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Section Six, Caldwell Hall of record in Plat Book 2900, Page 148, amended in Book 3282, Page 358, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 463, which is a corner lot, fronts 105 feet on the Southerly margin of Lynn drive and fronts 110 feet on the Easterly margin of Binkley drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 127 feet on the Southerly line and 91.8 feet on the Westerly line, to a point of intersection.

Being the same property conveyed to Christi D. Smalling and Judith D. Smalling, joint tenants with right of survivorship by Warranty deed from Mark A. Garman, unmarried of record in Instrument No. 20040524-0060489 Register's Office for Davidson County, Tennessee, dated May 21, 2004 and recorded on May 24, 2004.

Christi D. Smalling is now married and known as Christi D. Ford.

Bradley S. Ford husband of Christi D. Ford joins in this conveyance for the sole purpose of conveying any marital interest he may have in said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2900, Page 148 and amended in Book 3282, Page 358, Book 1788, Page 108 and Book 3221, Page 6, amended in Book 3251, page 543; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 347 Lynn Drive, Nashville, Tennessee 37211
(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 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 8th day of September, 2015.

Christi D. Smalling

Judith D. Smalling

Bradley S. Ford

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of September, 2015, before me personally appeared Christi D. Smalling and Judith D. Smalling, joint tenants with right of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of September, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pam Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY