BILL GARRETT, Davidson County
Trans:T20150079541 DEEDWARR
Recvd: 09/18/15 11:11 2 pgs
Fees:13.00 Taxes:480.63

20150918-0094958

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 129,900.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2015.

Notary Public

My commission expires: 1-16-17

JAMES H. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

~~PREPARED BY:~~
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rhonda E. Price	New Owner	**07008022000**
1905 Latham Ct		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Elayanne Rucker Parker, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda E. Price, unmarried

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. 8 on the Plan of Riverside Homes Subdivision of record in Plat Book 2330, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the easterly margin of Lathan Court at the common corner of Lots 7 and 8; thence with the line between said two lots easterly 143.9 feet to a point; thence southerly 89.4 feet to a point; thence northerly 81 degrees 30' west 114.2 feet to a point; thence southerly 41 degrees 51' westerly 47.3 feet to a point; thence northerly 65 degrees 25' west 58.8 feet to a point in the easterly margin of Lathan Court; thence along said margin northeasterly 125.0 feet to the point of beginning.

Land in Davidson County, Tennessee, being a part of Lot No. 30 on the Plan of Free Silver Plan of record in Plat Book 332, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof, and described according to a survey made by John M. Sullivan, Civil Engineer, on May 19, 1967, as follows:

Beginning at a point in the easterly margin of Lathan Court, at the southwest corner of Lot 8, Riverside Homes, as of record in Book 2330, page 108; thence along the southerly line of Lot 8, South 65 degrees 25' East 58.8 feet to the southeast corner of said Lot; thence South 42 degrees 33' West 81.79; thence North 65 degrees 25' West 33.57 feet to the easterly margin of Lathan Court; thence with said Court, north 24 degrees 35' east 77.8 feet to the point of beginning.

Being the same property conveyed to Elayanne Rucker Parker and husband, Aaron Parker by Warranty deed from Neomie Dungey of record in Instrument No. 20030508-0061654 Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 8, 2003. Aaron Parker died on June 10, 2015 leaving Elayanne Rucker Parker as the surviving tenant by the entirety.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1905 Latham Ct, Nashville, TN 37207.

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 in 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.

Witness my/our hand(s) this 16th day of September, 2015.

Elayanne Rucker Parker

Elayanne Rucker Parker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Elayanne Rucker Parker, the within named Grantor(s), 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, at office, this 16th day of September, 2015.

Elizabeth Maison

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY