Davidson County DEEDWARR Recvd: 01/19/16 14:53 4 pgs Fees:23.00 Taxes:2109.00 **20160119-0005319**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$570,000.00**. Affiant Subscribed and sworn to before me, this 15th day of January, 2016. Notary Public My commission expires: 3/6/18
(Notary Stamp)	PAUL F. SOPER, STATE OF TENNESSEE, NOTARY PUBLIC, DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert H. Hatch, Jr. and Shannan T. Hatch	New Owner	**171-00-0-092-00**
5810 Cloverland Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles E. Parker and Connie J. Parker, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert H. Hatch, Jr. and Shannan T. Hatch, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS: LAND IN THE 6TH, FORMERLY THE 8TH CIVIL DISTRICT OF SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, JUNE 14, 1962, AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER OF CLOVERLAND DRIVE, FORMERLY HARDSCUFFLE ROAD, THE SOUTHEAST CORNER OF THE FRED NIEDERHAUSER TRACT AND THE NORTHEAST CORNER OF THE JESSE M. WILLIAMS ORIGINAL 30 ACRE TRACT; THENCE WITH THE CENTER OF SAID ROAD, EASTWARDLY 100 FEET; THENCE NORTH 87 DEG. 35' EAST 117.8 FEET TO A SPIKE; THENCE LEAVING SAID ROAD, NORTH 1 DEG. 15'

WEST 485 FEET TO AN IRON PIN; THENCE SOUTH 65 DEG. WEST 217.8 FEET TO A 24-INCH HACKBERRY IN THE EASTERLY LINE OF SAID NIEDERHAUSER PROPERTY; THENCE WITH SAID LINE, SOUTH 2 DEG. 30' WEST 400 FEET TO THE BEGINNING.

For informational purposes only: Prior deed references property contains 2.13 acres, more or less.

Being the same property conveyed to Charles E. Parker and Connie J. Parker, husband and wife by warranty deed from Stephen E. Dickert and Gloria L. Dickert, husband and wife of record in Instrument No. 20071128-0137976 Register's Office for Davidson County, Tennessee, dated 11/14/2007 and recorded on 11/28/2007.

This is **improved** property known as **5810 Cloverland Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of January, 2016.

Charles E. Parker by Forrest Exley Attorney in Fact
Charles E. Parker by Forrest Exley
His Attorney-in-Fact

Connie J. Parker by Forrest Exley Attorney in Fact
Connie J. Parker by Forrest Exley
Her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Forrest Exley** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Charles E. Parker and Connie J. Parker** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Charles E. Parker and Connie J. Parker,** and is authorized by her to execute this instrument on their behalf.

This the 15 day of January, 2016.

Notary Public My Commission Expires: 10/2/17

SolomonParks File No. 150450

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm Expires October 2, 2017

True Copy Certification

I, Paul F. Soper, 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 herewith 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

