THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160027083 DEEDWARR
Recvd: 04/04/16 14:23 2 pgs
Fees:13.00 Taxes:3211.60

20160404-0031871

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 868,000.00.

Jurell Dobson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2016.

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David L. Haverkamp and Benjamin E. Nance | | |
| 700 12th Ave S #1211 | New Owner | 08216013300 |
| Nashville, TN 37203 | | |
| (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, **David Young Parker and wife, Sandra Rhodes Parker AKA Sandra R. Parker,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Haverkamp, an unmarried man, and Benjamin E. Nance, an unmarried man,** Joint Tenants

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:

Tract 1:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 46 and the westerly 15 feet of Lot No. 47 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 21, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 46 and 47 front together 20 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 47 and the westerly 10 feet of Lot No. 48 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 21, in the Register's Office for Davidson County, Tennessee.

Said parts of lots front together 45 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Being a part of the same property conveyed to David Young Parker and wife, Sandra Rhodes Parker aka Sandra R. Parker by Warranty deed from Trinity Christian Center of Santa Ana Inc. of record in Book 11212, page 222, Register's Office for Davidson County, Tennessee, dated October 30, 1998 and recorded on November 19, 1998.

Together with an appurtenant Agreement for Easement for Encroachment of Retaining Wall and Fence of record in Instrument No. 20160318-0025832, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **714 Russell Street, Nashville, TN 37206.**

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.

Witness our hands this the 1 day of April, 2016.

David Young Parker

Sandra Rhodes Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Young Parker and Sandra Rhodes Parker,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of April, 2016.

My Commission expires: March 8, 2020

Notary Public

