THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20160028392 DEEDWARR
Recvd: 04/07/16 13:38 2 pgs
Fees:13.00 Taxes:1850.00

20160407-0033485

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2016

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	New Owner	08216013400 AND
700 12th Ave S #1211		08216013500
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,** unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 716 Russell Street (082-16-0-134.00)

Land in Davidson County, Tennessee, being part of Lot No. 48, and 49, on the Plan of Hobson and Wheless 2nd Addition to Edgefield of record in Plat Book 21, Page 21, in the Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner & Sumner, Civil Engineers, on January 12, 1971, as follows:

Beginning at an iron pin in the southerly margin of Russell Street, said iron pin being located 75 feet West of the southwest intersection of Russell and South Eighth Street; thence South 24 degrees 43' East 170 feet to an iron pin in the north margin of Alley No. 260; thence with the margin of said Alley, South 65 degrees 13' West 65 feet to an iron pin; thence North 24 degrees 43' West 170 feet to an iron pin in the south margin of Russell Street; thence with the margin of same, North 65 degrees 13' East 65.00 feet to the beginning point.

Tract II: 720 Russell Street (082-16-0-135.00)

Being Lot No. 50 and the easterly 25 feet of Lot No. 49 on the Plan of Hobson & Wheless' 2nd Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and fronts together 75 feet on the southerly side of Russell Street, and runs back between parallel lines 170 feet to an alley. Lot No. 50 running back along the western margin of 8th Street.

Being a portion 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 10/30/1998 and recorded on 11/19/1998

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 UNIMPROVED property known as **716 and 720 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 4 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 4 day of April, 2016.

My Commission expires: 6-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public