WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031019 DEEDWARR
Recvd: 04/15/16 14:58 2 pgs
Fees:13.00 Taxes:1017.49
20160415-0036625

KRISTA LEIGH HIGHER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

G-VRES-16-1224-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,998.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey A. Parker and Onya Monique Parker	SAME	
(NAME)	(NAME)	**141-05-0A-211.00-CO**
1224 Scarcroft Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6713		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASEY L. TAPP, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY A. PARKER AND ONYA MONIQUE PARKER, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 211 on the Plan of Final Plat of Revision of Avondale Park, Phase 1, Section 4 of record in Plat at Instrument No. 20090318-0024196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Casey L. Tapp by Quitclaim deed from Kristy M. Tapp of record in Instrument No. 20140407-0029021 Register's Office for Davidson County, Tennessee, dated February 16, 2013 and recorded on April 07, 2014. Being the same property conveyed to Casey L. Tapp and Kristy M. Tapp, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20101206-0096865 Register's Office for Davidson County, Tennessee, dated December 02, 2010 and recorded on December 06, 2010.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20090318-0024196, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Charter for Avondale Park Owners' Association, Inc. of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-00, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.

- Easement for right of way of electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Landscape easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5738, Page 819, partial abandonment in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
- Easement for water main across the Dower Tract, part of the property of record in Book 1237, Page 674 (See deed of record in Book 840, Page 540), in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7601, Page 400, Book 5738, page 832 and Book 4193, page 903, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1224 Scarcroft Ln , Nashville, Tennessee 37221-6713**.

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 the 7th DAY OF APRIL, 2016.

Casey L. Tapp

2016-04-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY L. TAPP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212