WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Rebecca Camp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2016

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/18/19
(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew B. Parker	SWBC Mortgage Corp.	Map 146-2
(NAME)	(NAME)	
815 Tyne Boulevard	9311 San Pedro #100	Parcel 16.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	San Antonio, TX 78216.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emily Ruth Keene, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew B. Parker and Melati E. Lee, husband and wife,** 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. 2 on the Plan of Nacoochee Subdivision of record in Book 2330, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emily Ruth Keene by Warranty Deed from Carol Dolan, filed for record on January 15, 2003 as Instrument No. 20030115-0006654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2330, page 93, said Register's Office; and (c) Sewer and/or storm drainage Easement, of record in Book 6785, page 263, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 815 Tyne Boulevard, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans: T20160037286 DEEDWARR
Recvd: 05/05/16 08:47 2 pgs
Fees: 13.00 Taxes: 3700.00
20160505-0044285

Witness my/our hands this 2nd day of May, 2016.

Emily Ruth Keene

State of Tennessee
County of Davidson

Personally appeared before me Emily Ruth Keene, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2016.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36670

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017