WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hannah Louise Ladner Andrew Ladner	PHH Mortgage	083 10 0 193.00
(NAME)	(NAME)	
1621 Woodland St.	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160039120 DEEDWARR
Recvd: 05/11/16 09:13 2 pgs
Fees:13.00 Taxes:2294.00

20160511-0046641

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, We, **Andrew B. Parker and Melati E. Lee, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hannah Louise Ladner and Andrew Ladner, wife and husband,** 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. 33 on the Plan of Lockeland, The Chadwell Home Place, as of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 33 fronts 50.0 feet on the northerly margin of Woodland Street, formerly Lindsley Avenue, and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Andrew B. Parker, an unmarried man, by Warranty Deed from Jennifer Harden and Nathan Harden, dated April 20, 2012 and recorded April 23, 2012 in Instrument No. 20120423-0034667, in the Register's Office of Davidson County, Tennessee. The said Andrew B. Parker has since married and his spouse, Melati E. Lee, herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 57, page 135, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 1621 Woodland St., Nashville, TN 37206
(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.

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

Andrew B. Parker

Melati E. Lee

State of Tennessee
County of Davidson

Personally appeared before me Andrew B. Parker and Melati E. Lee, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 20161301