WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160042308 DEEDWARR
Recvd: 05/19/16 15:54 2 pgs
Fees: 13.00 Taxes: 295.63

20160519-0050441

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sam Pilkay	HEW OWNER	Parcel ID:
4032 ARTELIA DRIVE		16400015800
ANTIOCH, TN 37013		

FOR AND IN 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

Nancy Parker Ardrey, Philip Leroy Parker, Jr., Michele Ernst Massey, and Jeremy Drake Parker, Devisees under the Will of Helen Elizabeth Parker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sam Pilkay and wife, Karen Pilkay

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 part of Lot No. 20, all of Lot 21, and part of Lot No. 22, on the Plan of Cimarron Subdivision of the "Whitworth" property, not of record, described according to a survey made by Geo. W. Watkins, Surveyor, August 12, 1972, as follows:

Beginning at an iron pin in the westerly margin of New Maxwell Road at the northeast corner of a part of Lot No. 20, conveyed to Felix H. Oden by deed of record in Book 1274, Page 263, Register's Office for said County; thence with a curve in said road northwardly 307 feet to the southeast corner of the property conveyed to Charles E. Stewart, Jr., by deed from Tennie Mae Stewart; thence with Stewart's line westwardly 480 feet to an iron pin in the eastern boundary line of Lot No, 55 conveyed to Auldon Cagle et ux, by deed of record in Book 3432, Page 475, said Register's Office; thence with Cagle's eastern boundary line southwardly 302 feet to the northwest corner of said part of Lot No. 20 conveyed to Felix H. Oden; thence with the northern boundary line of said Oden property and an old fence eastwardly 508.8 feet to the beginning, containing 3.4 acres, more or less.

BEING the same property conveyed to Philip L. Parker, Sr. and wife, Helen Elizabeth Stewart Parker by deed from Philip L. Parker, Jr and Pamela W. Parker, of record in Book 5107, Page 891, dated January 11, 1977, Register's Office for said County. The said Philip L. Parker, Sr. died August 22, 1994 and title vested in Helen Elizabeth Stewart Parker, as surviving tenant by the entirety. The said Helen Elizabeth Stewart Parker died testate on February 26, 2015 and the Will was admitted to Probate as Probate No. 15P478 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instruments as Devisees under the Will of Helen Elizabeth Stewart Parker.

This conveyance is subject to Restrictive Covenants of record in Book 4641, Page 55, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 0 Maxwell Road, Antioch, TN 37013

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 12th day of May, 2016.

Nancy Parker Ardrey
Nancy Parker Ardrey

Philip Leroy Parker, Jr.
Philip Leroy Parker, Jr.

Michele Ernst Massey
Michele Ernst Massey

Jeremy D. Parker
Jeremy Drake Parker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Parker Ardrey, Philip Leroy Parker, Jr., Michele Ernst Massey, and Jeremy Drake Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN