WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044469 DEEDWARR
Recvd: 05/26/16 11:21 2 pgs
Fees:13.00 Taxes:830.65
20160526-0053099

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Gene Parker	Same As New Address	Map 117-3-A
(NAME)	(NAME)	
3000 Hillsboro Pike Unit 25		Parcel 25.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, We, **Christine Rossi Bivens and Tony H. Bivens, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gene Parker and Jennifer Parker, 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 unit No. 25 on the Plan of Versailles Condominium Apartments, of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of Record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page rerecorded in Book 5667, page 375, Book 7770, page 955, and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Christine A. Van Riper, unmarried by Warranty Deed, from Larry S. Hooks and wife Lisa Ann Hooks of filed for record on March 23, 1990 in Book 8070, page 933, Register's Office for Davidson County, Tennessee. Christine A. Van Riper has since married and now goes by the name of Christine Rossi Bivens.

Tony H. Bivens joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.

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 5050, page 80; corrected in Book 5171, page 153, said Register's Office; (c) Restrictive covenants contained in Master Deed for Versailles Apartments of record in Book 5168, page 944; amended in Book 7770, page 955; amended in Book 8434, page 719, said Register's Office; and (d) Charter of record in Book 5179, page 858, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3000 Hillsboro Pike Unit 25, Nashville, TN 37215
(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 20th day of May, 2016.

Christine Rossi Bivens

Christine Rossi Bivens

Tony H. Bivens

Tony H. Bivens

State of Tennessee
County of Davidson

Personally appeared before me Christine Rossi Bivens and Tony H. Bivens, 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 20th day of May, 2016.

Robert L. Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36757

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