16-04-026

Davidson County DEEDWARR
Recvd: 06/16/16 14:23 2 pgs
Fees:13.00 Taxes:296.00
20160616-0061209

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Randall E. Haley
Affiant

Subscribed and sworn to before me, this 16th day of June, 2016.

Dee Files Kennedy
Notary Public
My commission expires: 7/2/18

04-1605-56033

Address of New Owner:	Send Tax Bills to:	Tax Information:
Randall E. Haley 1509 22nd Avenue North Nashville TN 37208	NEW OWNER	081-15-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon B. Parker, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Randall E. Haley, unmarried**, hereinafter called the Grantees, their successors 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. 98, on the Plan of S. A. Champion's Subdivision, of record in Book 161, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brandon B. Parker, an unmarried person by deed from Chad A. Lawson and wife, Stephanie Lawson, dated January 31, 2008, recorded February 5, 2008, of record in Instrument No. 20080205-0011896, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1509 22nd Avenue North, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of June, 2016.

Brandon B. Parker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brandon B. Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 16th day of June, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian **of the electronic version of** the attached document tendered for registration herewith and that this is a true and correct **copy of the original** document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public