THIS INSTRUMENT PREPARED BY:
Elder Law Practice of Timothy L. Takacs, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Ashley Alghatas, et al
125 Two Mile Pike
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
026 01 0 060.00

BILL GARRETT, Davidson County
Trans:T20160055969 DEEDWARR
Recvd: 06/30/16 13:34 2 pgs
Fees:13.00 Taxes:22.20
20160630-0067021

Warranty Deed

Grantor: Fred W. Parker (a widower)
Grantee: Ashley Alghatas, Melissa Simpson and Debra Yoder

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 21 and part of lot No. 20 of Block "G" on the plan of Roscoe Place, as of record in Book 843, Page 72, Register's Office for said County.

SAID Lot 21 and part of Lot No. 20 fronts together 92 feet on the westerly side of Goodlettsville Pike and extends back 150 feet on the northwesterly line and 150 feet, more or less, on the southeasterly line, to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Fred W. Parker and wife, Marian C. Parker, by deed from Louise C. Swinney, an unmarried woman, of record in Book 7971, Page 700, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 125 Two Mile Pkwy, Goodlettsville, TN 37072.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $2,000 to Ashley Alghatas, $2,000 to Melissa Simpson and $2,000 to Debra Yoder, holding a partial interest as a joint tenant with right of survivorship between Grantor and Grantee's.

Fred W. Parker and Marian C. Parker were married in Wallahalla, South Carolina on July 2, 1985. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Marian C. Parker in Davidson County, Tennessee on December 28, 2006; and Fred W. Parker conveys as surviving tenant by the entirety.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to

of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Fred W. Parker by Debra Yoder AIF
Fred W. Parker, by his Attorney in Fact, Grantor

State of Tennessee
County of Sumner

On June 27, 2016, personally appeared before me Debra Yoder, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Fred W. Parker, and who acknowledged that she executed the same as attorney-in-fact for Fred W. Parker.

Barbara Boone McGinnis
Notary Public

My commission expires: 6/18/2019

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $ $6,000/100.

Ashley Alghatas
Grantee

Sworn to and subscribed before me on June 27, 2016.

Barbara Boone-McGinnis
Notary Public

My commission expires: 6/18/2019

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER