Davidson County DEEDWARR
Recvd: 07/19/16 16:23 3 pgs
Fees:18.00 Taxes:555.00
20160719-0074457

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2024TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of July, 2016.

Notary Public

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

My Comm. Expires

Commission Expiration: 8.2718

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Angela Sullivan and Amber Hayes 2628 Miami Ave. Nashville, TN 37214	SAME AS NEW OWNER	05213004400

WARRANTY DEED

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, **Dawn Parker and husband, Gary Parker**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Sullivan and Amber Hayes, as joint tenants with full rights of survivorship,** 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:

Property known as 2628 Miami Ave. Nashville, TN 37214, County of Davidson

BEING part of Lot No. 46, on the Plan of Woodale Grove Annex, of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4002, Page 755, said Register's Office and described as follows:

BEGINNING at a point, said point being the northwest corner of Lot No. 46, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 50 feet (erroneously shown as 300 feet on prior deed) to a point; said point being the northeast corner of Lot No. 51; thence southerly along the easterly margin of Lot No. 51, 20 feet, more or less, to a point in the new proposed right-of-way line of Miami Avenue; thence westerly along the new proposed southerly right-of-way line of Miami Avenue, 300 feet to a point in the westerly line of Lot No. 46; thence northerly along the westerly line of Lot No. 46, 27 feet, more or less, to the point of beginning.

Being the same property conveyed to Dawn Parker and husband, Gary Parker by deed from Precision Homes, Inc. dated 7/25/2014, recorded 7/28/2014, filed of record in Instrument No. 20140728-0066525, said Register's Office.

Tax Map and Parcel ID is as follows 05213004400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2628 Miami Ave., Nashville, TN 37214

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 hand this 13th day of July, 2016.

Dawn Parker

Gary Parker

STATE OF ILLINOIS

COUNTY OF St Clair

On this 13th day of July, 2016, before me personally appeared **Dawn Parker and husband, Gary Parker**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of July, 2016.

Notary Public
Commission Expiration:

OFFICIAL SEAL
KATHLEEN M YUNG
Notary Public, State of Illinois
Commission Expires 01/09/2017

True Copy Certification

I, **Shellie Jenkins**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

