WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$10,000.00.**

Affiant

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

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/20/16 15:52 2 pgs
Fees:13.00 Taxes:37.00
20160920-0099139

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Parker	SAME	06308003000
4001 University Avenue		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kennard Murray**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Parker and wife, Ninfa Parker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated and lying in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 6, Block "W" in the Hadley Bend City Subdivision of The Hulme Tract. A map of which subdivision is of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kennard Murray from Timothy L. Lindsley, single, William E. Lindsley and wife, Evelyn L. Lindsley by Deed on March 14, 1975, of record in Book 4689, Page 154, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $14.72 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06308003000, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

This is improved property known as: **0 University Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 16, 2016.

Kennard Murray

Kennard Murray

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kennard Murray** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 16, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.