BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160083879 DEEDWARR
Recvd: 09/23/16 15:17 2 pgs
Fees:13.00 Taxes:266.40
20160923-0100699

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Diondria Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF SEPTEMBER, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: November 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST LIPFORD, ET UX	**SAME**	**090-11-0A-038.00-CO**
(NAME) **112 HUNTERS RUN**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, BARBARA S. PARRISH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST LIPFORD AND WIFE, DIONDRIA SPARKS,** 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. N-138, on the Horizontal Property Regime for Rock Harbor Condominium, as recorded in the Master Deed of record in Book 6153, page 421, restated in Book 6162, page 251, amended in Book 7369, page 206, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BARBARA S. PARRISH, by deed from SYEDA NABEELA SAJJAD and husband, SHAH DANYAL NAQUI A/K/A SHAH DANYAL NAQVI, of record in Instrument No. 20060905-0109038, dated August 31, 2006, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6153, page 421, Book 6162, page 251 and Book 7369, page 206, By-Laws amended in Book 6896, page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427; Flowage easement granted to the United States of America in connection with operation of Cheatham Lock and Dam Project of record in Book 2147, page 42; Easement reserved in Deed for ingress/egress purposes of record in Book 4196, page 206; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **515 BASSWOOD AVE., UNIT N-138, NASHVILLE, TN 37209**
(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 hand this 22nd day of September, 2016.

Barbara S Parrish

BARBARA S. PARRISH

STATE OF ILLINOIS
COUNTY OF WABASH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara S. Parrish**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of September, 2016.

My commission expires: 11/23/2018

Mina Nolan

Notary Public

OFFICIAL SEAL
MINA NOLAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/23/18