THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Return to: **BANKERS TITLE** **2 Cadillac Drive** **Brentwood, Tennessee 37027**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,916.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September 2016 Notary Public MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Parker		MAP
206 Ocala Drive	New Owner	PARCEL 162-06-0-175.00
Nashville, TN 37211-6127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Janis, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Parker and wife, Morgan Parker**

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 Lot No. 142 on the Plan of Section Two, Fair Oaks of record in Plat Book 4460, Page (s) 52 and 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Janis and wife, Dale Vinicur by Warranty deed from Debra H. Hawkins and husband, Gregg S. Hawkins of record in Instrument No. 20011107-0122301 Register's Office for Davidson County, Tennessee, dated October 22, 2001 and recorded on November 07, 2001, and as re-recorded on February 13, 2002 in Instrument No. 20020213-0019163.

Dale Vinicur having died October 26, 2009 leaving John Janis as surviving tenant by the entirety.

John Janis and John Janis, Sr., are one and the same person.

Susan Dunahoo was appointed Temporary Conservator for John Janice, Sr. Pursuant to Order of record in the Seventh Circuit Court of Davidson County, Tennessee at Nashville, Docket No. 16P-1413. Reference is also made to Order Approving Proposed Contract and Real Property Sale.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **206 Ocala Drive, Nashville, TN 37211-6127.**

BILL GARRETT, Davidson County
Trans: T20160084178 DEEDWARR
Recvd: 09/26/16 10:26 2 pgs
Fees: 13.00 Taxes: 628.69
20160926-0101029

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 the 21 day of September, 2016.

Susan Dunahoo

Susan Dunahoo, Temporary Conservator for John Janis Sr.

STATE OF Tennessee
COUNTY OF Dyer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Dunahoo, Conservator for John Janis, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she as Conservator for John Janis Sr executed the within instrument for the purposes herein contained.

DEANA NEWBILL NOTARY PUBLIC STATE OF TENNESSEE DYER COUNTY, TN

Witness my hand and official seal this the 21 day of September, 2016.

My Commission expires April 23 2019

Deana Newbill
Notary Public