BILL GARRETT, Davidson County
Trans:T20160099414 DEEDWARR
Recvd: 11/09/16 15:17 2 pgs
Fees:13.00 Taxes:355.20
20161109-0118830

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Robert McClanahan
333 Hickory Place
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 096, GROUP 11-A
PARCEL 027.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard L. Parker,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert McClanahan and Vicki McClanahan husband and wife,** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. D-3 in a Horizontal Property Regime as shown on the condominium site plan of Hickory Place Condominiums as of record in the Amendment to the Master Deed of record in Book 6654, Page 910 and referred to as Exhibit "B" found on Page 912, as corrected in Book 6759, Page 533, and referred to as Exhibit "B", found on Page 535. Unit D-3 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795, Register's Office for Davidson County, Tennessee.

Prior deeds in chain of title erroneously refer to Unit E-4 as a superfluous part of the description.

Being the same property conveyed to Betty Jo Wright, Unmarried and Richard L. Parker, Married, as joint tenants with right of survivorship, by Trustee's Quitclaim deed from Anita Lester, Trustee, dated June 9, 2011, of record in Instrument No. 20110610-0044490, Register's Office for Davidson County, Tennessee.

Betty Jo Wright now being deceased.

Spouse of Grantor does not join in this conveyance as this is not their primary residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6472, Page 435; Book 6476, Page 663; Book 6654, Page 910; Book 6759, Page 533; Book 7015, Pages 182, 187, and 192; Sanitary Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6391, Page 482; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 795, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **333 Hickory Place 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 our hands this 3rd day of November, 2016.

Richard L. Parker

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard L. Parker, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Sumner

The actual consideration or value, whichever is greater for this transfer is $96,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of November, 2016.

NOTARY PUBLIC

CLAUDIE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

My Commission Expires: 2/25/20