Davidson County DEEDWARR
Recvd: 12/06/16 13:41 3 pgs
Fees:18.00 Taxes:740.00
20161206-0127968

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

File Number: 1608458

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public
My Commission Expires: 9/4/19

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jeffrey C. Parker and Danita A. Parker	New Owner	096 14 0 117.00
828 Allen Road		
Nashville, TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chantil Coran Huskey, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jeffrey Parker and Danita Parker, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 773, on the Plan of Cloverhill, Section IX, of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete legal description.

Being the same property conveyed to Chantil Coran Huskey, unmarried, by Warranty Deed from Jay A. Mann and wife, Brooke D. Mann, dated November 10, 2006, of record in Instrument No. 20061129-0147383, Register's Office for Davidson County, Tennessee.

Shay Stuart Park, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 828 Allen Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of December, 2016.

Chantil Coran Huskey

Shay Stuart Park

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chantil Coran Huskey and Shay Stuart Park with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 2nd day of December, 2016.

Notary Public at Large
My Commission Expires: ~~10/24~~/17 10/24/17

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

