BILL GARRETT, Davidson County
Trans:T20170024058 DEEDWARR
Recvd: 03/21/17 15:49 2 pgs
Fees:13.00 Taxes:625.30
20170321-0027698

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $169,000.00 Affiant Subscribed and sworn to before me, this the 17th day of March, 2017. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Omega Caldwell	FAIRWAY MORTGAGE	
1116 Bell Grimes Lane	240 TECHNOLOGY DR	041-08-0-054.00
Nashville, TN 37207	IDAHO FALLS, ID 83401	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLIE W. PARKER, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OMEGA CALDWELL, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 12th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Bell Grimes Tracts (also known as Tract "F" on the Plan of Baco, Inc., Bell Grimes Tracts), not of record, described according to survey of John Kohl, dated May 4, 1970, as follows:

BEGINNING at a point on the northern margin of Bell Grimes Lane at the southeast corner of the Davidson County Board of Education Property; thence North 2 degrees 50 minutes East 200 feet to a point; thence South 80 degrees 13 minutes East 115.6 feet to a point; thence South 4 degrees 18 minutes West 188.5 feet to a point on the northerly margin of Bell Grimes Lane; thence with said margin' North 85 degrees 42 minutes West 110 feet to the beginning.

Being the same property conveyed to Charlie W. Parker, Jr. and wife, Faye J. Parker by Warranty deed from Harold W. Vandercook and wife, Addie E. Vandercook of record in Book 4416, page 202, Register's Office for Davidson County, Tennessee, dated May 8, 1970 and recorded on May 8, 1970. The said Faye J. Parker having since died on May 6, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1116 Bell Grimes Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2017.

Charlie W. Parker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charlie W. Parker, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017