ADDRESS OF NEW OWNERS:

Joshua DuPre
5515 Country Drive, Apt. 8
Nashville, TN 37211

Send Tax Bills To:
Churchill Mortgage Corporation
761 Old Hickory Blvd. Ste 400
Brentwood, TN 37027

MAP & PARCEL: 162050CO0800CO

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Davidson County DEEDWARR
Recvd: 04/03/17 15:02 3 pgs
Fees:18.00 Taxes:434.75
20170403-0032458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MARK W. PARKER, SR. AND DAWN F. PARKER, TRUSTEES OF THE MARK W. AND DAWN F. PARKER REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 25, 1991,** has this day bargained and sold and do hereby transfer and convey unto, **JOSHUA M. DUPRE AND SHAYNA G. DUPRE, HUSBAND AND WIFE,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

A certain condominium apartment, being Townhouse No. 8 on the plan of Hickory Valley Condominiums, a horizontal property regime of record in Book 4460, page 27, Register's Office for Davidson County Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark W. Parker, Sr., and Dawn F. Parker, Trustees of the Mark W. and Dawn F. Parker Revocable Living Trust Agreement dated January 25, 1991, by Quitclaim Deed from Mark W. Parker and Dawn F. Parker on January 7, 2005, and filed for record in Instrument No. 20050111-0004123, said Register's Office. Having been previously conveyed to Mark W. Parker and wife, Dawn F. Parker, by Deed from Ann F. Curtis, of record in Instrument No. 20050111-004121, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 5515 Country Drive, Apt #8, Nashville, TN 37211

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We further covenant with the said grantees, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein and

the grantors having paid their prorata share unto the grantees; the grantees assume and agree to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 27th day of March, 2017.

Mark W. Parker, Sr. Trustee
Mark W. Parker, Sr., Trustee

Dawn F. Parker Trustee
Dawn F. Parker, Trustee

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Mark W. Parker, Sr., and Dawn F. Parker, Co-Trustees**, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be **the Co-Trustees Mark W. and Dawn F. Parker Revocable Living Trust Agreement dated January 25, 1991,** the within named bargainor, and that they as such **Co-Trustees**, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the company by themselves as **Co-Trustees**.

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WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 30th day of March, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $117,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elvata Parker
AFFIANT

Sworn to and subscribed before me, this the 30th day of March, 2017.

Rozalind Ruth
NOTARY PUBLIC

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/10/2019 PER

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

