BILL GARRETT, Davidson County
Trans:T20170032935 DEEDWARR
Recvd: 04/19/17 11:53 2 pgs
Fees:13.00 Taxes:1813.00
20170419-0038312

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017020015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $490,000.00

Sworn to and subscribed before me this 18th day of April, 2017.

Rebecca V. Fair
Affiant

Notary Public March 3, 2020

MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rebecca V. Fair		082-50-0I-002.00-CO
1728 4th Avenue North	New Owner	
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Travis E. Parker, III and Victoria L. Parker, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca V. Fair, an unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 1726 4th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130325-0029185, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130424-0040869, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Travis E. Parker, III and Victoria L. Parker, husband and wife by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability Company of record in Instrument No. 20130926-0101415 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 26, 2013.

This is improved property known as **1728 4th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 18th day of April, 2017.

Travis E. Parker, III

Victoria L. Parker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Travis E. Parker, III and Victoria L. Parker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019