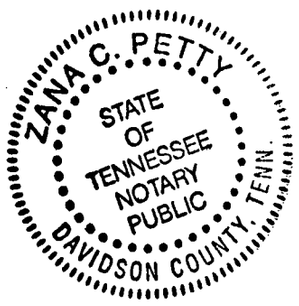
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul P. Szlajnda	Paul P. Szlajnda	Parcel ID:
105 Hawthorne Valley	105 Hawthorne Valley	10804011700
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kevin H. Parker and wife, Christina A. Parker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Paul P. Szlajnda and wife, Annemarie Rostyak

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:

Land in Davidson County, Tennessee, being Lot No. 60B Zone Lot Division, Lots Nos. 60, 61, 62, Section 2, Larchwood, of record in Plat Book 5800, Page 266, amending Plat Book 5200, Page 57, 58, and 59, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kevin H. Parker and Christina A. Parker by deed from Jack Williams Construction Co., Inc., of record in Instrument 20010214-0014196, dated February 9, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696; Book 6137, Page 478 and Book 6138, Page 808, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 266 amending Plat Book 5200, Page 57, 58, and 59, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 868 Norwalk Drive, 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.

BILL GARRETT, Davidson County
Trans:T20170033763 DEEDWARR
Recvd: 04/21/17 11:21 2 pgs
Fees:13.00 Taxes:488.40
20170421-0039312

Witness our hands this 19th day of April, 2017.

Kevin H. Parker

Kevin H. Parker

Christina A. Parker

Christina A. Parker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin H. Parker and Christina A. Parker, 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 at Nashville, Tennessee, this 19th day of April, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.