WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Shannon H. Parsons	Same	70 - 7 - 52 (part of)
(NAME)	(NAME)	
4009 Kennedy Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171134

For and 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, I/we, Eleanor L. Fiedler, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Shannon H. Parsons, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING UNIT 1008A of The Homes at 1008 Alice Street, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1008 Alice Street, a Horizontal Property Regime and By Laws appended thereto, establishing a Horizontal Property Regime of The Homes at 1008 Alice Street, of record in Instrument 20170517-0049946, said Register's Office.

BEING a portion of the property conveyed to Alvin F. Fiedler and wife, Eleanor L. Fiedler by Warranty Deed from George L. Davis, unmarried dated March 5, 1984 and filed of record in Book 6243, page 717, Register's Office for Davidson County, Tennessee. The said Alvin F. Fiedler aka Alvin Floyd Fiedler is now deceased, having died on or about January 16, 2010, leaving the said Eleanor L. Fiedler, the surviving tenant by the entirety and sole owner of said land. (See also Quitclaim Deed from Eleanor L. Fiedler to Eleanor L. Fiedler dated February 10, 2017 of record in Instrument 20170215-0015678, Register's Office for Davidson County, Tennessee)

Unimproved ☒

This is improved ☐ property, known as 1008A Alice Street, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20170042008 DEEDWARR
Recvd: 05/17/17 12:46 2 pgs
Fees:13.00 Taxes:370.00
20170517-0048947

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of May, 2017

Eleanor L. Fiedler

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eleanor L. Fiedler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of May, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
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