BILL GARRETT, Davidson County
Trans: T20170042810 DEEDWARR
Recvd: 05/19/17 11:18 2 pgs
Fees: 13.00 Taxes: 686.17
20170519-0049937

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $185,450.00

U. Wilson
Affiant

File Number: 1703111

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 18 day of May, 2017.

Notary Public
My Commission Expires: 5-20-17

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Gad Friedman	Same	164-10-0-A-034.00 CO
~~212 Stonedale Way~~ 17632 Hatteras St.	Owner	
~~Antioch, TN 37013~~ Encino, CA 91316		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roderick C. Parker and wife, Monica A. Parker, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Gad Friedman, married, as his sole and separate property, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being Lot No. 34 of Village One Summerfield of record in Instrument #20000211001470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roderick C. Parker and wife, Monica A. Parker by Warranty Deed from K B R G of Nashville, LLC dated on July 31, 2001 of record in Instrument #20010806-0084095, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 212 Stonedale Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12 day of May, 2017.

Roderick C. Parker

Monica A. Parker

State of Florida
County of Duval

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roderick C. Parker and Monica A. Parker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville, FL, this 12 day of May, 2017.

JOSHUA A. INGRAM
Notary Public - State of Florida
Commission # FF 211753
My Comm. Expires May 26, 2019

Notary Public at Large
My Commission Expires: