WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170044055 DEEDWARR
Recvd: 05/24/17 10:02 2 pgs
Fees: 13.00 Taxes: 799.20
20170524-0051526

R-SN-17-4329

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Javier Divorato	**Citibank, N.A.**	
(NAME)	(NAME)	
43-42 45th Street 6H	**1000 Technology Drive**	**069-02-0-038.00**
(ADDRESS)	(ADDRESS)	
Sunnyside, NY 11104	**O'Fallon, MO 63368**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA A. DOUGLAS, TRUSTEE OF THE LESLIE M. PARKER AND/OR DAHLIA B. PARKER REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAVIER DIVORATO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73 on the Plan of Enchanted Hills Section 2 of record in Plat Book 3700, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73 fronts 107.00 on the Southwesterly margin of Enchanted Circle and runs back between lines, the Northwesterly line being 262.5 feet and the South easterly line being a broken line and measuring 297.39 feet to a broken line in the rear measuring 182.90 feet thereon:

Being the same property conveyed to "The Leslie M. Parker and/or Dahlia B. Parker Revocable Living Trust", through Leslie M. Parker and Dahlia B. Parker, Trustees by Quit Claim deed from Leslie M. Parker and Dahlia B. Parker of record in Instrument No. 20091221-0115539 Register's Office for Davidson County, Tennessee, dated November 23, 2002 and recorded on December 21, 2009. Leslie M. Parker having since died on October 14, 2010. Dahlia B. Parker is unable to serve as Trustee. Patricia A. Douglas is the Successor Trustee and the Conservator of Dahlia B. Parker (Order approving the sale of the property filed in Docket No. 13P623, Seventh Circuit Court of Davidson County, Probate Division).

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 27, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3934, Page 222, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6264, Page 725, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4329 Enchanted Circle, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF MAY, 2017.

The Leslie M. Parker and/or Dahlia B. Parker Revocable Living Trust

BY: _____
Patricia A. Douglas, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Douglas, Trustee of The Leslie M. Parker and/or Dahlia B. Parker Revocable Living Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th day of May, 2017.

_____
Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212