WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170052885 DEEDWARR
Recvd: 06/20/17 15:54 2 pgs
Fees: 13.00 Taxes: 2146.00
20170620-0062140

State of Tennessee)
County of Davidson)

17-05-018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

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

Notary Public

My Commission Expires: 11/03/2020

AFFIX SEAL

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NATHAN D. PARKER & MORGAN S. PARKER	New Owner	145-2
(NAME) 1466 Tyne Blvd	(NAME)	075.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KEVIN FALIK AND ANDREA KIRSHNER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NATHAN D.PARKER AND MORGAN S. PARKER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 2-B on the plan of Zone Lot Division Lot 2, A Re-Sub of Lots 2 and 3 of the Re-Subdivision of Lot 29, Tyne Crest, as of record in Plat Book 6250, Page 119 and amending Plat Book 5800, Page 380, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to KEVIN FALIK, UNMARRIED, and ANDREA KIRSHNER, UNMARRIED, AS TENANTS-IN-COMMON. by Deed from STEPHEN A. ROSSEN AND ELIZABETH S. ROSSEN, HUSBAND AND WIFE, of record in Instrument No. 20130603-0055549, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **1466 Tyne Blvd, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 19th day of June, 2017.

KEVIN FALIK

ANDREA KIRSHNER

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 FALIK AND ANDREA KIRSHNER, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2017.

My Commission Expires: 07/02/18

Notary Public

