RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAYOF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark W. Parker and Dawn F. Parker		127 00 0 240.00
(NAME)	(NAME) New Owner	
7867 Steeplechase Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty Thousand And No/100 Dollars ($380,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gayle A. Godkin and Genalyn Godkin**, husband and wife, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Mark Wilson Parker and Dawn Faline Parker, Husband and Wife**, 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:

Being Lot 17, Section Two, Saddle Ridge, as shown on plat of record in Plat Book 5200, Pages 366 and 367, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same property conveyed to Gayle A. Gobkin by Warranty Deed from Robert Thomas dated July 11, 2005 and recorded July 15, 2005 as Instrument No. 20050715-0082532, in said Register's Office for Davidson County, Tennessee. *Being re-recorded March 8, 2006 as Instrument No. 20060308-0026956 to correct legal description, in said Register's Office for Davidson County, Tennessee.*

Further, being the same property conveyed to Gayle A. Godkin by Quitclaim Deed from Mirlyn Yvonne Godkin dated October 30, 2008 and recorded December 3, 2008 as Instrument No. 200812030117318, in said Register's Office for Davidson County, Tennessee.

Genalyn Godkin joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he'she may have in and to the said property by virctue of marriage to Gayle A. Godkin.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7867 Steeplechase Ln., Nashville, TN 37221

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, has 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:T20170071900 DEEDWARR
Recvd: 08/18/17 11:28 2 pgs
Fees:13.00 Taxes:1406.00
20170818-0085069

File Number: FRN-175075SSO

Witness our hands this 14th day of August, 2017.

Gayle A. Godkin

Genalyn Godkin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gayle A. Godkin, the 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 and official seal, this the 14th of August, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-175075SSO