WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-RR-17-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX:

Bill Garrett Davidson County
Batch# 17261 DEEDWARR
10/24/2017 10:27:19 AM 4 pgs
Fees: $23.00 Taxes: $695.60

20171024-0108817

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)
Zacchaeus Tree Properties, LLC	NEW OWNER	
(NAME)	(NAME)	**042-09-0-062.00**
1000 Westchester Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **FRED PARKER, JUDITH ANNETTE BETTY, DOUGLAS WADE DOTSON, DEBRA PARKER YODER, MELISSA PARKER SIMPSON, LINDSEY BROOKE WALKER, AND CORTNEY GAIL DAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACCHAEUS TREE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 110 on the Plan of Section One, Kemper Heights of record in Plat Book 2331, Pages 65 and 66, as amended in Book 5476, Page 887, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and further described as follows:

Beginning at a point in the southwesterly margin of Kemper Drive, North, at the corner of Lots 109 and 110, thence with the line between said lots, south-westerly 191.4 feet to a corner of Lot 111; thence with the line between Lots 110 and 111, southeasterly 169.5 feet to the northwesterly margin of Westchester Drive; thence with the margin of the same, northeasterly 167.4 feet to the beginning of a curve, thence around said curve, northerly 38.09 feet to the margin of Kemper Drive, North, thence with the margin of the same, northwesterly 178 feet to the point of beginning.

Being the same property conveyed to Bobby Eugene Dotson and wife, Marian Gail Dotson by Warranty Deed from Junior R. Caraway and wife, Elizabeth C. Caraway of record in Book 2864, page 119, Register's Office for Davidson County, Tennessee, dated January 23, 1959 and recorded on January 27, 1959.

By Order of Divorce Decree between Bobby Eugene Dotson and Marian Gail Dotson of record in Docket No.40954 (Minute Book 32, Page 325), filed March 29, 1963, in the Circuit Court for Davidson County, Tennessee, all interest is divested from Bobby Eugene Dotson and a one-half (1/2) undivided interest reinvested in the three minor children of the parties, Sharon Gail Dotson (now Walker), Judith Annette Dotson (now Anderson), and Douglas Wade Dotson, thus making them tenants in common with Marian Gail Dotson who has the other one-half (1/2) interest.

Sharon Gail Dotson (now Walker), Judith Annette Dotson (now Anderson), and Douglas Wade Dotson conveyed their one-half (1/2) undivided interest to Fred William Parker by Quitclaim Deed of record in Book 5483, Page 169, Register's Office for Davidson County, Tennessee, dated May 18, 1979 and recorded on August 16, 1979.

Marian Gail Parker AKA Marian Gail Dotson AKA Marian G. C. Parker died December 28, 2006, leaving her only heirs-at law as follows: her husband, Fred William Parker, her son, Douglas Wade Dotson; her daughter Judith Annette Betty (f/k/a Judith Annette Dotson-Anderson); her daughter Debra Yoder; her daughter Melissa Simpson; and the children of her deceased daughter Sharon Gail Walker, of whom died June 18, 2012, being Lindsey Brooke Walker and Cortney Gail Day. As shown by Affidavit of Heirship of Marian Gail Parker in Instrument No. 20171024-0108813 and by Affidavit of Heirship of Sharon Gail Dotson Walker in Instrument No. 20171024-0108814, in said Register's Office.

The said Fred Parker being also known as Fred William Parker and the said Debra Yoder being also known as Debra Yoder Parker. The said Judith Annette Anderson being known as Judith Annette Betty.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 2331, Page (s) 65 and 66, amended in Book 5476, Page 887, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6313, Page 883, 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: **1000 Westchester Drive, Madison, Tennessee 37115**.

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 19th DAY OF OCTOBER, 2017.

Fred Parker by Debra Yoder Attorney in Fact POA in 20160630-0067020, RODC
Fred Parker by Debra Yoder, Attorney in Fact

Judith Annette Betty
Judith Annette Betty

Douglas Wade Dotson by Debra Parker Yoder Attorney in Fact
Douglas Wade Dotson by Debra Parker Yoder, Attorney in Fact

Debra Parker Yoder
Debra Parker Yoder

Melissa Parker Simpson
Melissa Parker Simpson

Lindsey Brooke Walker
Lindsey Brooke Walker

Cortney Gail Day by Lindsey Brooke Walker Attorney in Fact
Cortney Gail Day by Lindsey Brooke Walker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA YODER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRED PARKER, and who acknowledged he/she/they executed the same as the free act and deed of the said FRED PARKER.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH ANNETTE BETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA PARKER YODER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOUGLAS WADE DOTSON, and who acknowledged he/she/they executed the same as the free act and deed of the said DOUGLAS WADE DOTSON.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA PARKER YODER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA PARKER SIMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY BROOKE WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY BROOKE WALKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORTNEY GAIL DAY, and who acknowledged he/she/they executed the same as the free act and deed of the said CORTNEY GAIL DAY.

Witness my hand and official seal, this the 19th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

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