Bill Garrett Davidson County
Batch# 25133 DEEDWARR
11/13/2017 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $423.65
20171113-0116452

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
TN BPR # 11639
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brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2017.

Notary Public
My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
DEBRA ROBERSON PARKS 5515 COUNTRY DRIVE #25 NASHVILLE, TN 37211	New Owner	162050C02500CO

WARRANTY DEED

17NT00564

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, **Sandra G. Dahlstrom, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ian Edward Richardson, an umarried man, and Debra Roberson Parks, a married woman, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors 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 TOWN HOUSE NO. 25 ON THE PLAN OF HICKORY VALLEY CONDOMINIUMS OF RECORD IN PLAT BOOK 4460, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HICKORY VALLEY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4521, PAGE 574, CLARIFIED IN BOOK 5001, PAGE 394, AMENDED IN BOOK 8466, PAGE 263, RE-ESTABLISHED IN BOOK 10597, PAGE 675, AND RE-RECORDED IN BOOK 108645, PAGE 743 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SANDRA G. DAHLSTROM, UNMARRIED, BY WARRANTY DEED FROM ROBERT R. TAYLOR, DATED 06/17/1994, RECORDED 06/22/1994, OF RECORD IN BOOK 9385, PAGE467, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 5515 COUNTRY DRIVE #25, NASHVILLE, TN 37211.

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. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her 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 10TH day of NOVEMBER, 2017.

Sandra G. Dahlstrom

SANDRA G. DAHLSTROM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, SANDRA G. DAHLSTROM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 10TH day of OCTOBER, 2017.

Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY