Bill Garrett Davidson County
Batch# 71383 DEEDWARR
03/20/2018 03:15:07 PM 2 pgs
Fees: $13.00 Taxes: $871.35
20180320-0026263

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18018

Send Tax Bills To:
New Owner

New Owner is:
Zane C. Parry
3201 Healy Drive
Nashville, TN 37207

MAP: 050-14-0

PARCEL: 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tameeka Southern and wife, Meghen Sanders**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Zane C. Parry, a single man, and Courtney N. Hooks, a single woman, tenants in common with right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3201 Healy Drive, Nashville, TN 37207

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 730 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Tameeka Southern, a single woman, by Warranty Deed from Adita Elizabeth Parra Alvarado, married, dated 8/18/14 and recorded 8/21/14 in Instrument No. 20140821-0076189, in the Register's Office of Davidson County, Tennessee. Tameeka Southern having since married Meghen Sanders, who joins in the execution hereunder for the purpose of conveying any and all interest in and to said property which she may have, marital or otherwise.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of March, 2018.

GRANTOR:

Tameeka Southern

Meghen Sanders

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tameeka Southern and Meghen Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of March, 2018.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $235,500.00.

Affiant

SWORN TO and subscribed before me this 16 day of March, 2018.

NOTARY PUBLIC

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206