Bill Garrett Davidson County
Batch# 82773 DEEDWARR
04/19/2018 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20180419-0036898

#34214

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

G-P-18-408

**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) |
|---|---|---|
| **Berley A. Dodson and Patty J. Dodson** | NEW OWNER | |
| (NAME) | (NAME) | **172-10-0B-135.00-CO** |
| **408 Caledonian Ct.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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, **JAMES M. PARKES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BERLEY A. DODSON AND PATTY J. DODSON, HUSBAND AND WIFE,** 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. 27 on the Plan of Final Plat of Christiansted Valley, Phase Three of record in Plat at Instrument No. 20060316-0030458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Parkes by Quitclaim Deed from Jennifer Cain Parkes of record in Instrument No. 20130418-0038902 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on April 18, 2013. Being the same property conveyed to James M. Parkes and Jennifer C. Parkes, husband and wife by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company of record in Instrument No. 20070201-0013127 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 01, 2007, and Rerecorded on February 09, 2007 in Instrument No. 20070209-0017156.

Mildred Engers Callaway Parkes, spouse of James M. Parkes joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
• Taxes for the year 2018 and subseqeuent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20060316-0030458, Register's Office of Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Book 5200, Page 306, Register's Office of Davidson County, Tennessee.
• Restrictions of record in Book 5708, page 670 and Book 8379, page 307, in the Register' s Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 19991221-0305559 as amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee.
• Charter for Christiansted Valley of record in Instrument No. 19991221-0305560 and Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.
• Easement of record in Book 4780, page 611, Register's Office for Davidson County, Tennessee.
• Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706 and amended in Book 5720, page 183, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreements of record in Book 11628, page 8 and Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.
• Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to HOA of record in Instrument Number 20151001-0099630, in the Register's Office for Davidson County, Tennessee.

- Easement for Ingress and Egress and Installation of Public Utility Lines of record in Book 5794, Page 256, in the Register's Office for Davidson County, Tennessee.
- HOA Rules and Regulations of record in Instrument Number 20170602-0055138, 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: **408 Caledonian Ct., Nashville, Tennessee 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 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 16th DAY OF APRIL, 2018.

James M. Parkes

Mildred Engers Callaway Parkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. PARKES AND MILDRED ENGERS CALLAWAY PARKES, the within named bargainor, 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, this the 16th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

