Bill Garrett Davidson County
Batch# 83058 DEEDWARR
04/20/2018 10:11:22 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20180420-0037329

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
~~5107 MARYLAND WAY~~
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2018.

Notary Public

My commission expires: 3/24/2019

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dennis M Park and Emily J Park	NEW OWNER	**062-13-0-034.00**
1431 Greenland Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

D&A Development and Consulting, Inc. a Georgia Corporation

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dennis Michael Park and Emily J Park, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 20, Block "B" on the Plan of Country Club Estates of record in Plat Book 843, Page 95, 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 D&A Development and Consulting, Inc., a Georgia Corporation by Warranty deed from Rebecca Janine Herod and husband, Michael Kent Herod of record in Instrument No. 20151112-0114818 Register's Office for Davidson County, Tennessee, dated November 10, 2015.

This is improved property known as **1431 Greenland Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of April, 2018.

D&A Development and Consulting, Inc A Georgia Corporation

BY: _____

Jeffrey R. Pape, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jeffrey R. Pape, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of D&A Development and Consulting, Inc and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal this 18th day of April, 2018.

_____
Notary Public
My Commission Expires: 7.19.21

SolomonParks File No. 18-001129-526

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015