Bill Garrett Davidson County
Batch# 85917 DEEDWARR
04/27/2018 01:52:13 PM 2 pgs
Fees: $13.00 Taxes: $717.43
20180427-0039957

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $193,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2018.

Notary Public
My commission expires: 10-20-19

05-1802-67215

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ashley A. Hoover	United Wholesale Mortgage, LLC	017-00-0-086.00
5957 Lickton Pike	1414 East Maple Road	
Goodlettsville, TN 37072	Troy, MI48083	

WARRANTY DEED

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, **Charles R. Parks and wife, Betty Parks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Hoover, a single woman,** 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 the 10th Civil District of Davidson County, Tennessee, beginning in the south right of way line of Lickton Pike, said point being 25 feet from the center of said pike; thence, south 32 degrees East 166 feet to an iron pin, corner to Walter Key; thence North 69 degrees 08 minutes East 147.7 feet to an iron pin; thence North 35 degrees West 221.6 feet to an iron pin in the south margin of Lickton Pike; thence southwesterly along said right of way, 136.5 feet to the beginning.

Being the same property conveyed to Charles R. Parks, a married man by deed from Joe W. Henley, Jr. and Stephanie L. Henley, dated September 28, 2005, recorded October 6, 2005, of record in Instrument No. 20051006-0120640, Register's Office for Davidson County, Tennessee.

Betty Parks, wife of grantor, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5957 Lickton Pike, Goodlettsville,, TN 37072.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 24th day of April, 2018.

Charles R. Parks

Betty Parks

STATE OF Florida
COUNTY OF DeSoto

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles R. Parks and Betty Parks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Goodlettsville, TN~~ Arcadia, FL, this 25th day of April, 2018.

Kathryn L Roskey

State of Florida

My Commission expires:

KATHRYN L. ROSKEY
MY COMMISSION # FF 121167
EXPIRES: September 8, 2018
Bonded Thru Budget Notary Services