WARRANTY DEED

Bill Garrett Davidson County
Batch# 130144 DEEDWARR
08/16/2018 03:21:14 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180816-0081426

File No.: ALW-18-109

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5/6/19

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HIDDEN TRAIL PROPERTIES, LLC	NEW OWNER	060-16-0-009.00
(NAME)	(NAME)	
1774 VIOLA CT		
(ADDRESS)	(ADDRESS)	
CLARKSVILLE, TN 37043		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **THE ESTATE OF EDWARD WYATT PARKER, JR.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HIDDEN TRAIL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 8 as shown on the Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 87.6 feet on the Northerly side of Lorraine Avenue and runs back between lines 311.1 feet on the Easterly line and 332.3 feet on the Westerly line to the South line of Lot 81 in said plan on which it measures 81.1 feet.

Being the same property conveyed by Letters of Administration in Docket No. 18P787; Quitclaim Deed from Debbie Lynn Parker, unmarried to Edward Wyatt Parker, unmarried, as recorded on the 12th day of April, 1999 in Deed Book 11427, Page 318 and Warranty Deed from Evelyn G. Fontaine to Edward W. Parker, Jr. and wife, Debbie F. Parker, as recorded on the 16th day of November, 1982 in Deed Book 5964, Page 738, in the Register's Office of Davidson County, Tennessee.

EDWARD WYATT PARKER, JR. HAVING DIED ON 04/06/2018.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 109 LORRAINE, NASHVILLE, TN 37207
(House Number) (Street) (City or Town) (Postal Zip)

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 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 10th day of August, 2018.

ESTATE OF EDWARD WYATT PARKER, JR.

Loretta Brown Administratrix

BY: LORETTA BROWN
ITS: ADMINISTRATRIX

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/6/2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of August, 2018, before me personally appeared LORETTA BROWN, ADMINISTRATRIX of the ESTATE OF EDWARD WYATT PARKER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th day of August, 2018.

Sya L. Go

Notary Public
My Commission Expires: 5/6/19

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171