Box 14

Box 14
31337-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$117,500.00.** Affiant Subscribed and sworn to before me, this the 15th day of November, 2018. Notary Public My commission expires: (AFFIX SEAL)
Karen Y Johnson Davidson County Batch# 161540 **DEEDWARR** 11/16/2018 09:00:23 AM 3 pgs Fees: $18.00 Taxes: $434.75 20181116-0112902	SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph P. Parker and Jill V. Parker	**"NEW OWNER"**	**116-12-0 Parcel 119.00**
312 Ashcroft Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James A. Satterfield and Laurel G. Satterfield, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph P. Parker, and wife, Jill V. Parker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the Seventh Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, dated December 6, 1961, as follows:

BEGINNING at an iron pin at the southeasterly corner of the property conveyed to William W. Dillon, III and wife, Ellen W. Dillon, by deed of record in Book 2735, Page 3, Register's Office for said County; thence due west 117.1 feet to a point; thence south 16° 45' east 10.1 feet to a point; thence south 6° east 104 feet to a point; thence south 3° 15' west 127 feet to a point; thence south 2° 15' west 112 feet to a point; thence south 4° 30' west 323 feet to a point; thence south 5° west 335 feet to a point; thence north 84° 45' east 25 feet to an iron pin; thence north 9° east 65 feet to an iron pin; thence north 8° 30' west 75 feet to a point; thence north 20° east 205 feet to a point; thence north 7° east 210 feet to a point; thence north 5° 30' west 192 feet to a point; thence north 13° 30' east 289 feet to the point of beginning.

Being part of the same property conveyed to James A. Satterfield and Laurel G. Satterfield, husband and wife, by Deed dated October 31, 2013 from Ellen W. Dillon, an unmarried woman, of record in Instrument No. 20131101-0113328, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4281, Page 200, Register's Office for Davidson County, Tennessee.**

2) **Subject to the flow of a creek located on said property.**

3) **Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20160219-0015669, said Register's Office.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

5) **Easements, or claims of easements, or other possessory rights held or claimed by parties in possession which would be revealed by a survey of the property or a visual inspection of the property.**

This is Unimproved property, known as 1.5 Acres, more or less, located to the rear (or west) of the property owned by Jill V. Parker located at 312 Ashcroft Place, Nashville, TN 37215 (south of (and disconnected from) Abbott Martin Road, but having no access to Abbott Martin Road).

By acceptance of this deed, and further by joinder of execution stated below, the Grantees acknowledge and agree that the above described property is not connected to any public right-of-way and that access to and from the property shall be obtained exclusively over and across the adjoining property which is owned by Jill V. Parker (one of the within named Grantees), which adjoining property has an address of 312 Ashcroft Place, Nashville, TN 37215 and is further described as Lot No. 4 on the Plan of Ashcroft Place as of record in Plat Book 7900, page 452, Register's Office for Davidson County, Tennessee and such adjoining property being further identified as Map/Parcel No. 11616015900 on the Metropolitan Nashville and Davidson County Tax Maps. Without limiting the above, the Grantees expressly waive and disclaim any right to have access to the above described property over, through or across any other property which is presently owned, or was formerly owned, by the within named Grantors. Nothing herein shall be construed to prohibit the Grantees from selling or conveying the above described property to a third party who may then obtain access to the property by some other means or route(s), provided that no implied or assumed rights of access over and across the property now or formerly owned by James A. Satterfield and Laurel G. Satterfield shall be conveyed with the subject property.

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 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 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/our hand(s) this **15th** day of **November, 2018.**

GRANTORS:

James A. Satterfield

Laurel G. Satterfield

GRANTEES
(joining in to express their consent and agreement to the terms and conditions stated above):

Joseph P. Parker

Jill V. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Satterfield and Laurel G. Satterfield,** the within named sellers, 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 at Nashville, Tennessee, this **15th** day of **November, 2018.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph P. Parker and Jill V. Parker,** the within named bargainors, 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 at Nashville, Tennessee, this **15th** day of **November, 2018.**

Notary Public

My Commission Expires:_____

