WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181399 DEEDWARR
01/08/2019 09:27:36 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20190108-0001911

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,400,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2019.

Notary Public

My commission expires: 1-3-22

(AFFIX SEAL)

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
Brandon L. Parker **Rachel H. Parker**	New Owner	**Map 129-08-0 Parcel 003.00**
116 Brook Hollow Road		
Nashville, TN 37205		

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,

Andrew B. Sacks and wife, Diane E. Sacks

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

Brandon L. Parker and Rachel H. Parker, husband and wife

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 Davidson County, Tennessee, being Lot No. 1 on the Plan of West Meade Ridge, Section I, of record in Plat Book 2854, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew B. Sacks and wife, Diane E. Sacks, by Deed dated October 6, 2008 from Leslie S. Stillman, married, of record in Instrument No. 20081009-0102469, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2854, Page 72, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 319, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants dated November 25, 1946 of record in Book 1427, Page 19, RODC, which are referred to in Deed from John S. Bransford and wife to Charles F. Pearson and wife in Book 2961, Page 359, RODC, to the extent such restrictions apply to the property conveyed herein after the waivers contained in said deed in Book 2961, Page 359 and the subsequent resubdivision of the Bransford property in 1959 as per plan of record in Book 2854, Page 72, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **116 Brook Hollow Road, Nashville, TN 37205**

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 **4th** day of **January, 2019.**

Andrew B. Sacks

Diane E. Sacks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew B. Sacks and Diane E. Sacks,** 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 **4th** day of **January, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.