WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

J-RPG-18-201-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX)

Karen Johnson Davidson County
Batch# 194881 **DEEDWARR**
02/13/2019 12:58:37 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20190213-0013569

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Resolve Property Group, LLC	**New Owner**	
(NAME) **201 Flora Maxwell Rd.**	(NAME)	**147-08-0-176.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **BODDIE M. PARKER AND WARREN PARKER AND KELLEN BLAKE PARKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RESOLVE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1, which is a corner lot fronts 56.50 feet on the Southerly margin of Hopedale Drive and fronts 58.34 feet on the Westerly margin of Flora Maxwell Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 83.34 feet on the Westerly line and 82.41 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Boddie M. Parker and Leara Parker by Warranty deed from Martha G. Starr and Chris A. Starr of record in Book 8201, page 383, Register's Office for Davidson County, Tennessee, dated September 20, 1990 and recorded on September 24, 1990.

The said Leara Parker having since died intestate on February 5, 2016 leaving Boddie Parker, Lloyd Wayne Parker and Warren Parker as her Heirs at Law as noted in Affidavits of Heirship of record in Instrument Nos. 20190213-0013563 & 20190213-0013564, Register's Office for Davidson County, Tennessee.
The said Lloyd Wayne Parker having since died intestate on October 19, 2009 leaving Kellen Blake Parker as his Heir at Law as noted in Affidavit's of Heirship of record in Instrument No. 20190213-0013565 & 20190213-0013566, Register's Office for Davidson County, Tennessee.

****Said property is not the principal residence of the Grantors.**

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5626, Page 220, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Flora Maxwell Rd., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 6th DAY OF FEBRUARY, 2019.

Boddie M. Parker
Boddie M. Parker

Warren Parker by Boddie M Parker Attorney in Fact
Warren Parker by Boddie M. Parker, Attorney-In-Fact

Kellen Blake Parker by Boddie M Parker attorney in Fact
Kellen Blake Parker by Boddie Parker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BODDIE M. PARKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Boddie M. Parker, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Warren Parker and acknowledged that he/she executed the same as the free act and deed of the said Warren Parker, said Power of Attorney is recorded in Instrument No. 20190213-0013567, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 6th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: _____

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Boddie Parker, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Kellen Blake Parker and acknowledged that he/she executed the same as the free act and deed of the said Kellen Blake Parker, said Power of Attorney is recorded in Instrument No. 20190213-0013568, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 6th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: _____

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212