Karen Johnson Davidson County
Batch# 199420 DEEDWARR
02/26/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,101.86
20190226-0017467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/2/20

(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

O-KW-19-1112

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)
Susan L. Becker	Pinnacle Bank	
(NAME)	(NAME)	
1112 Lilly Valley Way	4403 Elvis Presley Blvd	102-13-0B-032.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis TN 38116	
(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, **JOHN A. PARKER AND JESSICA L. PARKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN L. BECKER, A SINGLE WOMAN,** 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 Unit No. 32 on the plan of Park Place at Charlotte, a Horizontal Property Regime with Private Elements, as established by th Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493 and in Instrument No. 20170213-0014731, and as shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by Special Warranty deed from Mid-South District Church of the Nazarene, Inc., n/k/a Advisory Board MidSouth District Church of the Nazarene, Inc. of record in Instrument No. 20160506-0044907 Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 06, 2016. (Value or consideration as shown in aforementioned deed $950,000.00.)

Being the same property conveyed to John A. Parker and Jessica L. Parker, husband and wife by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20170815-0083746 Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 15, 2017. (Value of consideration shown in aforementioned deed $263,080.00.) Being also known as 1112 Lilly Valley Way Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160916-0097376, as amended in Instrument Number 20161118-0122072, Instrument Number 20161209-0129493 and Instrument Number 20170213-0014731, Register's Office for Davidson County, Tennessee;
- Quitclaim Deed to HOA for common areas of record in Instrument Number 20161011-0107680, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 35, Register's Office for Davidson County, Tennessee;
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160415-0036228, in the Register's Office for Davidson County, Tennessee;
- Deed for an Easement for Water Line of record in Book 4965, Page 804, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, Page 625, in the Register's Office for Davidson County, Tennessee;

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Lilly Valley Way, Nashville, Tennessee 37209**.

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 25th DAY OF FEBRUARY, 2019.

John A. Parker

Jessica L. Parker by John A. 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, JOHN A. 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 25th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. 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 JESSICA L. PARKER, and who acknowledged he executed the same as the free act and deed of the said JESSICA L. PARKER.

Witness my hand and official seal, this the 25th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY