WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES 5-3-2021

Karen Johnson Davidson County
Batch# 202882 DEEDWARR
03/06/2019 03:55:44 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190306-0020754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Kristen Booty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

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)
Paul A. Thacker and Lisa Thacker	Community Mortgage LLC DBA, Community Mortgage Advisors	
(NAME)	(NAME)	
4560 Dry Fork Road	19045 E. Valley View Parkway, Suite F	**039-00-0-317.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Independence, MO 64055	
(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, **WESLEY TAYLOR PARKER AND WIFE, MARY LEE PARKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL A. THACKER AND LISA THACKER, HUSBAND AND WIFE,** 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. 2 on the Plan of Parker Subdivision of record in Plat at Instrument No. 20020409-0043248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wesley Taylor Parker and wife, Mary Lee Parker, as tenants by the entirety by Quitclaim Deed from Wesley Taylor Parker of record in Instrument No. 20070312-0030302, Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 12, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20020409-0043248, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20071025-0126087 and amended in Instrument Number 20181016-0102311, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4560 Dry Fork Road, Whites Creek, Tennessee 37189**.

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 1st DAY OF MARCH, 2019.

Wesley Taylor Parker

Mary Lee Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY TAYLOR 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 1st of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LEE 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 1st of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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