Name and Address of New Owner:
M. Dale Wolfe and Elizabeth Anne Wolfe
5104 Grand Oak Way
Brentwood, tN 37027

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 282256 DEEDWARR
09/06/2019 03:43:37 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20190906-0090340

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 172-05-0A-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert J. Parker**, **Married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **M. Dale Wolfe and Elizabeth Anne Wolfe, Husband and Wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 2 on the Final Plat, Phase One, Oakmont Subdivision, of record in Plat Book 7900, Page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert J. Parker, by Warranty Deed from Jason M. Byrnes and wife, Jaime R. Byrnes, recorded December 03, 2012, of record in Instrument No. 20121203-0111082, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5104 Grand Oak Way, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Book 7900, Page 480, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-PR-19-5104

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of September, 2019.

_____(SEAL)
Robert J. Parker

_____(SEAL)
Chelsea L. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2019, before me personally appeared Robert J. Parker and Chelsea L. Parker to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2019.

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $439,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of September, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-589

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