This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 314070 DEEDWARRSP
11/12/2019 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20191112-0116156

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Chris Parker and Carole Parker 513 Sandpiper Circle Nashville, TN 37221	[SAME]	093 16 0 262.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FORKUM PROPERTIES LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **Christopher W. Parker and Carole Parker**, married, individual residents of the state of Tennessee (collectively, the "***Grantees***"), and Grantees' successors and assigns, that certain parcel of land (the "***Property***") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved real property identified as Map/Parcel No. 093 16 0 262.00, located at 156 Green Street, Nashville, Davidson County, Tennessee.

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, Grantees' successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached **Exhibit B** (the "***Permitted Encumbrances***").

Grantor covenants with the Grantees, their successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of November 2019.

Forkum Properties LLC, a Tennessee limited liability company

By: _____
Gary Forkum, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the state and county aforementioned, personally appeared Gary Forkum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of **FORKUM PROPERTIES LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as the sole member.

Witness my hand and seal, this 7th day of November 2019.

_____
Notary Public

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $490,000.00.

_____
Affiant

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 7th day of November 2019.

_____
Notary Public

My Commission Expires: July 3, 2023

EXHIBIT A

Description of the Property

LAND in Davidson County, Tennessee being Lot No. 20 on the Plan Homestead Block in the Hermitage Addition to Nashville, of record in Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot 20 fronts 50 feet on the North side of Green Street and runs back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Forkum Properties LLC, a Tennessee limited liability company from Green Street Partnership by Warranty Deed, of record in Instrument No. 20150617-0057810, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2019 are now due and payable and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 57, page 76, in the Register's Office Davidson County, Tennessee.

3. Rights of parties in possession not shown by the Public Records.

4. All matters disclosed by that certain Lot Survey, dated October 24, 2019, prepared by William B. Perkins (RLS 2163), H & H Land Surveying, Inc., and any additional matters that would have been disclosed by an ALTA / NSPS survey of the Property.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

