PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527172

Karen Johnson Davidson County
Batch# 417483 DEEDWARR
06/17/2020 12:29:40 PM 2 pgs
Fees: $13.00 Taxes: $4,018.20
20200617-0063155

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,086,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Notary Public
My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward B Parker, III and Emilie R. Parker 112 W Tyne Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130-05-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie Thallemer and Michael Thallemer, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edward B Parker, III and Emilie R. Parker, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block 1 on the Plan of 2nd Revised Plan of Highlands of BelleMeade No. 2, Block 1, J and L of record in Plat Book 1130, Page 71, 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 the same property conveyed to Leslie Thallemer and Michael Thallemer, wife and husband by Warranty deed from Tara C. Jones and Edward L. Jones, III, wife and husband of record in Instrument No. 20150526-0047803 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 26, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 71, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1300, Page 397, Book 1303, Page 693, Book 1361, Page 210 and Book 3196, page 180, 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.

Restrictions of record in Book 722, Page 547, Book 7923, page 95, Book 723, page 547 and Book 923, page 114, 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.

Easement for water rights to Nashville Suburban Utility District of record in Book 1225, Page 580, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 1454, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement to Southern Bell Telephone and Telegraph Company of record in Book 1065, Page 6, Book 1361, Page 210, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 112 W Tyne Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15th day of June, 2020.

Leslie Thallemer

Michael Thallemer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Thallemer and Michael Thallemer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022