BOX #14

G#35415-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$900,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of December, 2021. Notary Public My commission expires: 12/14/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 784396 DEEDWARR
01/04/2022 02:09:59 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20220104-0001306

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Michael Parker and Jennifer Carey Parker	**"New Owners"**	**132 15 0 072 00**
746 Peach Orchard Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mike Parker and wife, Kennie Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Michael Parker and Jennifer Carey Parker, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 12 on the Plan of Peach Orchard Hill, as of record in Plat Book 6250, Page 728, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED in the above description but expressly EXCLUDED therefrom is that certain property as described and conveyed to the State of Tennessee by Warranty Deed from the Estate of Emanuel Schatten by Calvin L. Tate, Sidney Schatten, and George DeZevallos, Co-Executors, which Deed is of record in Book 10482, Page 183, Register's Office for Davidson County, Tennessee.

TOGETHER with a 25 foot ingress and egress easement as shown on the said Plan of record.

BEING the same property conveyed to Mike Parker and wife, Kennie Parker, by Warranty Deed dated January 9, 1998, from William H. Dorris and R. B. Huffine, of record in Book 10756, Page 149, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6250, Page 728, Register's Office for Davidson County, Tennessee;

2) Declaration of Protective Covenants, Conditions and Restrictions for Peach Orchard of record in Book 6701, Page 618, and as amended in Book 8102, Page 836, and in Book 8118, Page 383, Register's Office for Davidson County, Tennessee;

3) By-Laws of Peach Orchard Homeowners Association, Inc., appended to the Declarations as Exhibit "B" of record in Book 8118 Page 383, Register's Office for Davidson County, Tennessee;

4) Charter of Peach Orchard Homeowners Association, Inc., of record in Book 8132, Page 656, Register's Office for Davidson County, Tennessee;

5) Subject to utility and drainage easements as stated in the Deed of record in Book 6710, Page 632, said Register's Office;

6) Easement Agreement for ingress and egress granted to J. H. McMinn of record in Book 8113, Page 989, Register's Office for Davidson County, Tennessee;

7) Easement to BellSouth Telecommunications, Inc., of record in Book 10183, Page 520, Register's Office for Davidson County, Tennessee;

8) Subject to the right of way conveyed to the State of Tennessee of record in Book 10482, Page 183, Register's Office for Davidson County, Tennessee;

9) Subject to the right of way of Peach Orchard Drive; and,

10) Taxes for the current year which have been prorated and were paid by the Grantors herein; and the Grantees herein assume any subsequent years, not yet due and payable.

This is improved property, known as: **746 Peach Orchard Drive, Nashville, TN 37204**.

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 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 GRANTEES, 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 **31st** day of **December, 2021.**

Mike Parker

Mike Parker

Kennie Parker

Kennie Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mike Parker and wife, Kennie Parker,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **December, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY