WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of March, 2011

Notary Public

MY COMMISSION EXPIRES: 8-16-14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110022591 DEEDWARR
Recvd: 04/18/11 09:53 2 pgs
Fees:13.00 Taxes:529.10
20110418-0029605

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF LYNDA L. MARVEL

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Parrish II	Same address as	131-02-0A-026.00-CO
(NAME)	(NAME)	
2116 Hobbs Road E7	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cynthia Clark Matthews**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John E. Parrish II***, 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:

*also known as John Parrish, a single man

Bland in Davidson County Tennessee, being UNIT NO. E-7, on the plan of Hobbs House Condominium Apartments, according to the Master Deed of record in Book 5289, page 515 in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4595, page 74 as amended in Book 5200, page 54 in the Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cynthia Clark Matthews by Warranty Deed from John M. Pelton dated January 4, 2008 and recorded in Instrument NO. 20080109-0002685, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2116 Hobbs Road E7, Nashville, TN 37215

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **17th** day of **March, 2011**

Cynthia Clark Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Cynthia Clark Matthews**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **March, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027