# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078343 DEEDWARR
Recvd: 09/15/15 12:50 2 pgs
Fees:13.00 Taxes:555.00

20150915-0093554

B-WP-15-2284

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/11/2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jessica L. Farlow** | New Owner | |
| (NAME) **2284 Nashboro Blvd, Unit 246** | (NAME) " | **135-12E-246.00CO** |
| (ADDRESS) **Nashville, TN 37217** | (ADDRESS) " | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JON PARDI, UNMARRIED AND SHELLY M. HARRINGTON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA L. FARLOW AND BRYAN G. FARLOW, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 246, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended in Instrument No. 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jon Pardi, a single man and Shelly M. Pardi, a single woman by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20080508-0047743, Register's Office for Davidson County, Tennessee, dated April 23, 2008 and recorded on May 08, 2008. Shelly M. Pardi, having since married is now known as Shelly M. Harrington. Said property is not and never was her primary residence.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- All matters shown on the PUD Boundary in Book 4660, page 159, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 4460, Page(s) 149 through 151 inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, and Book 7751, Page 907, Book 11703, Page 520, amended in Instrument 20000316-0027171, Instrument 20010322-0027768, Instrument 20031118-0168332, Instrument 20050222-0018813 and Instrument 20050222-0018814, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws in Book 11703, page 560, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
- Easements to Metro in Book 4815, page 425, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887 and Instrument 20020815-0098780, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
- Agreement for Recreation Facilities in Instrument 20020507-0056329, Register's Office for Davidson County, Tennessee.
- Cable Easement in Instrument 20001012-0101573, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Instrument 20001010-0100360 and 20021211-0152724, Register's Office for Davidson County, Tennessee.

- Easement in Book 10110, page 854, Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement in Instrument 20010314-0024179 and 20020815-0096780, Register's Office for Davidson County, Tennessee.
- Parking Rules in Instrument 20091105-0102438 and 20110923-0073937, Register's Office for Davidson County, Tennessee.
- 40 Foot Easement to NES of record in Book 4650, Page 159, in the Register's Office for Davidson County, Tennessee.
- 30 Foot Easement to NES of record in Book 11594, Page 299, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080508-0047743 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.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2284 Nashboro Blvd, Unit 246, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF SEPTEMBER, 2015.

Jon Pardi

Shelly M. Harrington by Jon Pardi,
Attorney in Fact

Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON PARDI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd DAY OF SEPTEMBER, 2015..

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON PARDI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHELLY M. HARRINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said SHELLY M. HARRINGTON.

Witness my hand and official seal, this the 3rd DAY OF SEPTEMBER, 2015..

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212