BILL GARRETT, Davidson County
Trans:T20160006869 DEEDWARR
Recvd: 01/26/16 15:09 2 pgs
Fees:13.00 Taxes:3404.00

20160126-0007559

Warranty Deed

MITCHELL A. W... 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 $920,000.00. Affiant Subscribed and sworn to before me, this the 19th day of January, 2016. Notary Public My commission expires: 6.21.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Henry D. Varnell, III Margaret Varnell	SAME	
6003 Don Allen Rd		130-01-0-G00-20-0CO
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PARAGON DESIGNS, LLC, A TENNESSEE LIMITE LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY D. VARNELL, III AND MARGARET VARNELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Infill Nashville 6001 Don Allen Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20131030-0112817, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to S. Lyle Patterson and wife, Sherry O. Patterson by Quitclaim deed from S. Lyle Patterson of record in Instrument No. 20070420-0047534 Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 20, 2007.

Being a portion of the same property conveyed to Paragon Designs, LLC by Warranty deed from S. Lyle Patterson and wife, Sherry O. Patterson of record in Instrument No. 20131029-0112426 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 29, 2013. P. Laray Rector, member of Paragon Designs, LLC having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6003 Don Allen Rd, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of January, 2016.

Paragon Designs, LLC, a Tennessee Limited Liability Company

By: _____
Name: Susan Rector
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Rector, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Paragon Designs, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of January, 2016.

_____
Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017