BILL GARRETT, Davidson County
Trans:T20160066081 DEEDWARR
Recvd: 08/01/16 16:15 2 pgs
Fees:13.00 Taxes:1887.00
20160801-0079304

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $510,000.00. Affiant Subscribed and sworn to before me, this the 29th day of July, 2016. Notary Public My commission expires: 8-23-18

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2018

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:
Connor McGinnis	New Owner	083-02-0-292-00
312 Chapel Avenue		
Nashville, TN 37206		

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, **PARCO INTERNATIONAL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR MCGINNIS, UNMARRIED**, 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 in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Thompson Bond's Subdivision of the North Part of Lot 6 on the Plan of Brownsville of record in Plat Book 547, Page 39, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 83.5 feet on the easterly side of Chapel Avenue and runs back 223.6 feet on the northerly line and 195.3 feet on the southerly line, to a dead line on which it measures 75 feet.

Being the same property conveyed to Paduga Investments, Inc. by Warranty deed from Roy W. Hunter, sole heir at law of Roy Stevenson of record in Instrument No. 20140310-0019771 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 10, 2014.

Being the same property conveyed to Parco International, LLC by Warranty deed from Paduga Investments, Inc. of record in Instrument No. 20140915-0084327, Scrivener's Affidavit of record at Instrument No. 20141106-0102593 Register's Office for Davidson County, Tennessee, dated September 9, 2014 and recorded on September 15, 2014.

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 312 Chapel Avenue, Nashville, TN 37206.

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 29th day of July, 2016.

Parco International, LLC, a Virginia Limited Liability Company

Ross Herblin, Authorized Representative

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 Ross Herblin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Representative of Parco International, LLC, a Virginia Limited Liability Company, and that he/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 29th day of July, 2016.

Notary Public

My Commission Expires:

