BILL GARRETT, Davidson County
Trans:T20160071655 DEEDWARR
Recvd: 08/17/16 14:38 2 pgs
Fees:13.00 Taxes:969.40
20160817-0086026

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Stef Joshua Carson
1610 Eastside Ave
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE
First Bank
318 Seaboard Ln Suit 205
Franklin, Tennessee 37067

MAP 094
GROUP 01 0
PARCEL 440.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paro South LLC, a Tennessee Limited Liablility Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stef J Carson and Amy B Carson, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 280, on the Plan of Edgefield Land Companys First Subdivision, as shown on plat of record in Plat Book 57, page 130, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 280 frounts 50 feet on the southerly side of East Side Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paro South, LLC., a Tennessee Limited Liability Company, see Scrivener's Affidavit in Instrument No. 20100201-0008084, dated October 17, 2007 by deed from Christian J. Paro, of record in Instrument No 20071017-0123037, Register's Office for said County.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 57, page 130, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1610 Eastside Ave, Nashville, Tennessee 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 Stef J Carson and Amy B Carson, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 15th day of August, 2016.

Paro South LLC, a Tennessee Limited Liablility Company

By: Christian Paro, as Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christian Paro**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Paro South LLC, a Tennessee Limited Liablility Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 15th day of August, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $262,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206