WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2016.

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bernard Pare'	Bernard Pare'	Parcel ID:
1402 Mystic Point	1402 Mystic Point	07511002600
Mount Juliet, TN 37122	Mount Juliet, TN 37122	

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, we

Lauren E. Blair, married, f/k/a Lauren E. Beasley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Bernard Pare' and wife, Deborah Pare'
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:

Being Lot No. 444 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 444 fronts 116.28 feet on the southwesterly margin of Highland View Court and extends back 119.45 feet on the northwesterly line and 145.0 feet on the southeasterly line to a line on the rear on which it measures 53.80.

BEING the same property conveyed to Lauren E. Beasley by deed from Edward H. Currie, of record in Instrument 20031112-0165618, dated November 10, 2003, Register's Office for said County. Lauren E. Beasley and Lauren E. Blair being one in the same person.

This conveyance is subject to Restrictive Covenants of record in Book 4880, Page 375, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 93, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 604 Highland View Court, Hermitage, TN 37076

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, 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 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 my hand this 20th day of September, 2016.

Lauren E. Blair

Lauren E. Blair

BILL GARRETT, Davidson County
Trans: T20160083622 DEEDWARR
Recvd: 09/23/16 09:12 2 pgs
Fees: 13.00 Taxes: 608.65

20160923-0100291

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

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

My Commission Expires: 10/27/17

Elba I. Chinea
Notary Public

