Box 14
G30054-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077392 DEEDWARR
Recvd: 09/05/17 10:58 2 pgs
Fees:13.00 Taxes:455.47
20170905-0090899

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$123,100.00**.

Ardyth Parrick
Affiant

Subscribed and sworn to before me, this the 1st day of September, 2017.

Notary Public

My commission expires: 7-7-20

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ardyth Parrick	**"NEW OWNER"**	**096-16-0-A-103.00c0**
190 Lakebrink Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen Bryant, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ardyth Parrick, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 106, on the Plan of Larchwood, Phase Two, Section Four, a Planned Unit Development of record in Plat Book 8250, Page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Stephen Bryant by Deed dated April 3, 2006, from Staci G. Trimm, unmarried of record in Instrument No. 20060411-0041441, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 8250, Page 968, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 5773, Page 797, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions of Larchwood Town Homes, of record in Book 6299, Page 152, as re-recorded in Book 6301, Page 82 and as amended in Book 6391, Page 449, Book 7434, Page 620, Book 7792, Page 540, Book 8032, Page 432 and in Book 9827, Page 12, said Register's Office.**

4) **By-Laws of Larchwood Town Homes of record in Book 6299, Page 166 and as re-recorded in Book 6301, page 96, and as amended in Book 6391, Page 449, Book 6873, Page 939, and in Book 7271, Page 342, said Register's Office.**

5) **Charter of Larchwood Town Homes, Phase I Owner's Association, Inc., of record in Book 6391, Page 434, and as amended to change the name to Larchwood Town Homes, Homeowners Association, Inc., of record in Book 6391, Page 440, aid Register's Office.**

6) **Sanitary Sewer and/or Storm Drainage Easement of record in Book 6592, Page 366, said Register's Office.**

7) **Conveyance of Common Area to Larchwood Homeowners Association of record in Book 11653, Page 941, said Register's Office.**

8) **All matters shown on the Boundary Plat of record in Plat Book 7900, Pages 104 and 105, said Register's Office.**

9) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20100219-0012995, said Register's Office.**

10) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (X) property, known as **190 Lakebrink Drive, Nashville, TN 37214**

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 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/our hand(s) this **1st** day of **September, 2017.**

Stephen Bryant, an unmarried man

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen Bryant, an unmarried man,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **September, 2017.**

Notary Public

My Commission Expires: 7-7-21

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY