THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018 Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-C Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00 Affiant Subscribed and sworn to before me, this 1st day of ~~November 2017~~ December, 2017 Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 34013 DEEDWARR
12/06/2017 09:58:02 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20171206-0124343

WARRANTY DEED

Address New Owner: Marissa Pizzini 5025 Hillsboro Pike, Apt 6D Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-01-0D-037.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANKLIN ADAM PARGH, A MARRIED MAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARISSA PIZZINI, AN UNMARRIED WOMAN**, ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 37, and also known as Apartment No. 6D on the Horizontal Property Regime for Georgetown Apartments, Condominium Apartments, as recorded in the Master Deed of record in Book 5211, page 325 and amended in Book 5616, page 133 and as shown on Plat of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to FRANKLIN ADAM PARGH, UNMARRIED, by deed from SARA DEBELAK N/K/A SARAH DEBELAK VALENTI AND JOSEPH VALENTI, WIFE AND HUSBAND, of record in Instrument No. 20090408-0031987, dated April 7, 2009, said Register's Office.

This property is not now nor has it ever been the principal residence of the Grantor.

This is improved property commonly known as: **5025 Hillsboro Pike, Apt 6D, Nashville, TN 37215.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenant and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of ~~November~~ December 2017.

FRANKLIN ADAM PARGH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANKLIN PARGH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of ~~November~~ December, 2017.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY