WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Laura R. Ferrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018 .

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barton G. Ferrell and Laura R. Ferrell, Trustees of the Barton G. Ferrell and Laura R. Ferrell Joint Revocable Trust dated June 8, 2016	NEW OWNER	104023D104.00
(NAME)	(NAME)	
152 Oakland Drive		
(ADDRESS)	(ADDRESS)	
Troy, IL 62294		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Nathan Craig Parrish , a married man and Coleman Parrish , an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Barton G. Ferrell and Laura R. Ferrell, Trustees of the Barton G. Ferrell and Laura R. Ferrell Joint Revocable Trust dated June 8, 2016, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 104, on the plan of The Maxwell, a Condominium, as shown on and established by the Declaration of The Maxwell, a Condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of The Maxwell, a Condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a Condominium, contained in the Declaration of The Maxwell, a Condominium, of record in Instrument No. 20091214- 0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to Nathan Craig Parrish, a married man and Coleman Parrish, an unmarried man by Warranty Deed from Matthew M. Bobrowski, married, dated 10/31/2016 recorded 11/03/2016, of record in Instrument No. 20161103-0116295, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bill Garrett Davidson County
Batch# 122678 DEEDWARR
07/31/2018 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20180731-0074650

All matters shown on the boundary Plat of record in Plat Book 421, Page 82, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 489, Page 403, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Instrument No. 20091214-0113711, Notice of Termination of Declarant's Rights of record in Instrument No. 20110603-0042602, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement contained in Stormwater Detention Agreement of record in Instrument No. 20070510-0056063, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20070522-0060781, in the Register's Office for Davidson County, Tennessee. Charter of the Maxwell Homeowners Association, Inc., of record in Instrument No. 20091211-0113268

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3210 West End Circle, Unit 104, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 30 day of July, 2018.

Nathan Craig Parrish

Coleman Parrish

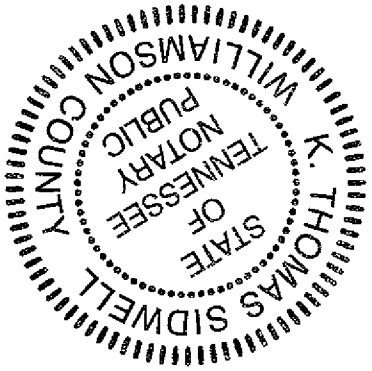
State of Tennessee
County of Williamson

Personally appeared before me Nathan Craig Parrish and Coleman Parrish, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2018.

Notary Public: _____
My Commission Expires: 11/24/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



201807310074650

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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