THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 160363 DEEDWARR
11/15/2018 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20181115-0112529

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Natalia Parolie and Matthew Parolie 705 Buchanan Street Nashville, TN 37208	Fifth Third Mortgage Co. 6001 Kingsley Drive, MD 1MOB2K Cincinnati, Ohio 45227	081-08-0-399.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LOGAN BYRON WHITLEY**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **NATALIA PAROLIE AND MATTHEW PAROLIE, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Easterly 120 feet of Lot Nos. 246 and 248 in the North Nashville Real Estate's Company's Plat of Lots, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lots 246 and 246 (erroneously referenced as 218 in prior deed) front 40 feet on the Southerly side of Buchanan, formerly Carroll Street and run back between parallel lines with the westerly margin of Seventh Avenue North, formerly Vine Street, 100 feet to a dead line.

Being the same property conveyed to Logan Byron Whitley, unmarried, by Warranty Deed from Gaelon Watkins, married, and Clarence Turner and wife, Janice Turner, of record on January 2, 2014, at Instrument No. 20140102-0000239, Davidson County Register of Deeds.

This property is commonly known as **705 Buchanan Street, Nashville, TN 37208**.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 13th day of **November, 2018**:

Logan Byron Whitley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LOGAN BYRON WHITLEY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of November, 2018:

Notary Public

My Commission Expires: 4/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $395,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2018:

Anne Marie Angel
Notary Public

My Commission Expires: 3/8/2021

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Penny Y Ray, 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.

Penny Y Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019