Prepared by:
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Karen Johnson Davidson County
Batch# 241057 **DEEDWARR**
06/10/2019 02:19:07 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30

20190610-0055472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

Subscribed and sworn to before me this 5th day of June, 2019.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Toni Parga 3415 W. End Ave. Apt. 1010 Nashville, TN 37203	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	104-06-0A-113.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carla McCombs and Paul McCombs, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Toni Parga, an unmarried woman and Christopher Parga, a married man, Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 1010, Continental Condominium, as shown on Plat of record in Plat Book 5200, Page 399, 400, and 401, Master Deed of record in Book 5862, page 589, as amended in Book 6135, Page 788, Book 6435, Page 549, and Book 7475, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul McCombs and wife, Carla McCombs, by deed from Bobby Towns and Lynette Towns, husband and wife, of record in Instrument No. 20170905-0090667, Register's Office for Davidson County, Tennessee, and dated August 31, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Continental Condominium of record in Plat Book 5200, Page 399, 400, and 401, Master Deed of record in Book 5862, page 589, as amended in Book 6135, Page 788, Book 6435, Page 549, and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.

2. Resolution of record in Book 7461 Page 217 and Instrument No. 20051024-0128399 Register's Office for Davidson County, Tennessee.

3. Overhang Easement of record in Book 4825 Page 592 Register's Office for Davidson County, Tennessee..

4. Memorandum of Agreement between Continental Homeowners' Association and Nextel South Corp. of record in Instrument No. 20010514-0049446 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded in Book 5862 Page 589, and amended in Book 6135 Page 788, Book 6435 Page 549, Book 7475 Page 137 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.

6. Charter for Continental Condominium Homeowners' Association of record in Book 5864 Page 834 Register's Office for Davidson County, Tennessee.

7. ByLaws of record in Book 5862 Page 626 Register's Office for Davidson County, Tennessee..

This property is improved property known as 3415 West End Avenue, Apt 1010, Nashville, TN 37203

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5th day of June, 2019.

Carla McCombs

Paul McCombs by Carla McCombs, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2019, before me personally appeared Carla McCombs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2019, before me personally appeared Carla McCombs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul McCombs acknowledged that such person executed the same as the free act and deed of Paul McCombs.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY