Karen Johnson Davidson County
Batch# 271935 DEEDWARR
08/15/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190815-0081791

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of AUGUST, 2019.

Carmen Coats
Notary Public

My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonas F. Mullins, Jr.		**104021A20100CO**
3127 Long Boulevard Apt 201	New Owner	
Nashville, TN 37203		

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

Nigel M. Fontenot and wife, Jenny Cho Fontenot

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

Jonas F. Mullins, Jr., unmarried man

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed, said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-013472.

Together with parking space Number 37, as shown on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-0134372, said Register's Office.

Being the same property conveyed to Jenny Cho Fontenot, by Warranty Deed from Anne M. Jacobson, a single person, dated January 7, 2011, of record in Instrument No. 20110112-0003262, Register's Office for Davidson County, Tennessee. Jenny Cho Fontenot, conveyed subject property to Nigel M. Fontenot and wife, Jenny Cho Fontenot, by Quitclaim Deed, dated June 16, 2011, of record in Instrument No. 20110622-0047800, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 712, page 120, Book 898, page 758, Book 11602, page 445, Instrument No. 20040430-0049497, Instrument No. 20050913-0110219, said Register's Office.

Appendix C Stormwater Detention Agreement of record in Instrument No. 20050913-0109997, said Register's Office.

Zoning Overlay Ordinance No. BL2000-364, as made applicable by Ordinance No. BL2000-476, Metropolitan Clerk's Office.

An Application to Combine Parcels of record in 20050728-0088338, said Register's Office.

Restrictions of record in Book 498, page 281, Book 573, page 53, Book 647, page 310, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3127 Long Boulevard Apt 201, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 in 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.

_____ Date: 7/31/19
Nigel M. Fontenot

_____ Date: 7.31.19
Jenny Cho Fontenot

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nigel M. Fontenot and Jenny Cho Fontenot, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

ROBERT HOUSTON PARKER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022