WARRANTY DEED

Karen Johnson Davidson County
Batch# 409119 DEEDWARR
06/02/2020 01:27:29 PM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20200602-0056571

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: January 8, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryson Hood Rebecca Dupuis	Mortgage Investor Group	
(NAME) 532B Paragon Mills Rd.	(NAME) 8320 East Walker Springs LP	133150C00200CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Elliott Rushing**, a married man, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryson Hood, an unmarried man and Rebecca Dupuis, an unmarried woman, joint tenants with right of survivorship,** 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:

BEING certain private element units situated in Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements, of Homes of 532 Paragon Mills, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes of 532 Paragon Mills, a horizontal property regime with private elements, of record in Instrument No. 20180215-0015084, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes of 532 Paragon Mills, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Homes of 532 Paragon Mills filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of said Units.

Being the same property conveyed to Elliott Rushing by virtue of that certain Quit Claim Deed dated October 24, 2018, and being of record at Instrument No. 20181025-0105689, in the Register's Office of Davidson County, Tennessee. **This is not the martial residence of the Grantor.**

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20180215-0015084 amended in 20181212-0120984, in the Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180215-0015084 and 20181212-0120984. Charter recorded at Instrument No. 20180215-0015083, Easements of record at Book 7378, Page 568, as recorded in the said Register's Office. Right-of-Way of record in Instrument No. 20180410-0033615, located in Register's Office and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved (x) property, known as 532B Paragon Mills Rd. Nashville, TN 37211
(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

GRANTEES 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 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.

Witness my hand this 1st day of June, 2020.

Elliott Rushing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Elliott Rushing,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021