THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35505-06-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Russell C Sentar Affiant Subscribed and sworn to before me this 18th day of June, 2020. Stacey Perry Notary Public My Commission Expires: 9-6-22

STACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Brian Fox, Andrew McElhenny 2116 Hobbs Road #E-7 Nashville, TN 37215	Send Tax Bills To: Brian Fox 514 Park Center Ave. Nashville, TN 37205	Tax Information: Map and Parcel No.: 131020A02600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Parrish, II, aka John E. Parrish**, a single man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Fox and Andrew McElhenny**, _____ ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2116 Hobbs Road #E-7, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 423159 DEEDWARR
06/22/2020 02:37:29 PM 3 pgs
Fees: $18.00 Taxes: $843.60

20200622-0066909

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th of June, 2020.

John E. Parrish, II, aka John E. Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Parrish, II, aka John E. Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2020.

Notary Public

My Commission Expires: 02-02-2023

VIPUL GUPTA NOTARY GEORGIA PUBLIC FORSYTH COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-7 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, said Register's Office.

Being the same property conveyed to John E. Parrish, II, also known as John Parrish, a single man by deed dated March 17, 2011 from Cynthia Clark Matthews of record in Instrument No. 20110418-0029605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 131020A02600CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hobbs House, of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.