Karen Johnson Davidson County
Batch# 469271 DEEDWARR
09/03/2020 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $889.85
20200903-0100562

#35619

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35619-07-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,500.00. Affiant Subscribed and sworn to before me this 28th day of August, 2020. Notary Public My Commission Expires: 9-7-21

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Megan M. Morrison 415 Post Creek Road Nashville, TN 37221	Send Tax Bills To: New Owner 415 Post Creek Road Nashville, TN 37221	Tax Information: Map and Parcel No. 128150B41500CO

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, Jared M. Parchem, an unmarried man, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Megan M. Morrison, an unmarried woman, ("Grantee"), 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 415 Post Creek Road, Nashville, TN 37221.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2020.

Jared M. Parchem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared M. Parchem, 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 28th day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

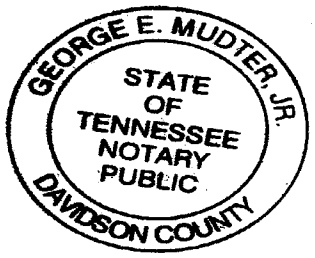


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 415, together with the appurtenant interest in the common elements of Post House Bellevue Condominium, Phase One, a horizontal property regime established by Master Deed of record in Book 6838, page 445, amended in Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562 and Book 8626, page 588, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Jared M. Parchem, a single man, by deed dated January 17, 2017 from Michael A. Moore, an unmarried man, of record in Instrument No. 20170119-0005805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
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 Post House-Bellevue Condominium Phase I, of record in Book 6838, page 445, amended in Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562 and Book 8626, page 588, 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 Site Plan of record attached as Exhibit C to the Master Deed of record in Book 6838, page 445, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6534, page 325, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

