THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829758** Karen Johnson Davidson County Batch# 479652 **DEEDWARR** 09/21/2020 09:57:03 AM 2 pgs Fees: $13.00 Taxes: $1,061.90 20200921-0107671	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Peter Vagt and Virginia Vagt 144 Harpeth Trace Summit Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143 03 0D 144.00

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, **Jeffrey T. Parks and Brenda E. Parks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter J. Vagt and Virginia F. Vagt as Trustees of the Vagt Family Trust dated October 16, 2018** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 144 on the Plan of (Revised) Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a Horizontal Property regime established by Master Deed of record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey T. Parks and Brenda E. Parks, husband and wife, by Warranty Deed from Elizabeth H. Knight, unmarried, of record in Instrument No. 20130422-0039960, in the Register's Office of Davidson County, Tennessee, dated April 17, 2013 and recorded on April 22, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH TRACE HIGHRISE , as recorded in Plat Book 5050, Page 47.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harpeth Trace Condominium of record in Book 5116, Page 751; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5120, Page 918 corrected in Book 5182, Page 767 and amended in Book 5182, Page 769.

This is improved property located at 144 Harpeth Trace Summit Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of September, 2020.

Jeffrey T. Parks

Brenda E. Parks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey T. Parks and Brenda E. Parks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024