WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8973-MC

Karen Johnson Davidson County
Batch# 493447 DEEDWARR
10/09/2020 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20201009-0117775

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930131

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2020.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-22

Notary Public
My Commission Expires: 5-2-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Breanna Choffin Schmitt and Alex Schmitt 532A Paragon Mills Road Nashville TN 37211	Broker Solutions, Inc. dba New American Funding 14511 Myford Road, Suite 100 Tustin, CA 92780	Tax Parcel ID No. 133-15-0C-001.00-CO

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, **Jennifer Catherine Murphy Blair and Jack Blair, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Breanna Marie Choffin Schmitt and Alex Benjamin Schmitt, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Daviidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" Homes of 532 Paragon Mills, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a 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 and amended in Instrument No. 20181212-0120984, 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, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180215-0015084 and amended in Instrument No. 20181212-0120984, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jennifer Catherine Murphy Blair and Jack Blair, wife and husband by Warranty deed from Elliott Rushing, married of record in Instrument No. 20181218-0122684 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 18, 2018.

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.

Taxes for the year 2021, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180215-0015084 and Amended in Instrument No.

20181212-0120984, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20180215-0015083, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right of Way easement of record in Instrument Number 20180410-0033615, in the Register's Office for Davidson County, Tennessee.

Metro Govt of Nashville & Davidson County of record in Book 7378, Page 568, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 532A Paragon Mills Road Nashville TN 37211

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 8th day of October, 2020.

Jennifer Catherine Murphy Blair

Jack Blair

STATE OF Illinois)
COUNTY OF Dupage)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Catherine Murphy Blair and Jack Blair, 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 7th day of October, 2020.

D'Andrea King
Notary Public
My Commission Expires: 8/4/2024

D ANDREA KING
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Aug 04, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM