THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 556,500.00. Heather Risley Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2020 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kara Parkey	New Owner	MAP 104-02-0T
3014 Hedrick Street Unit 302		PARCEL 302.00-CO
Nashville, TN 37203		
(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, WE, **John J. Malpass,, III and Lisa Ann Malpass husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kara Parkey , unmarried**

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 all of Unit 302, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, amended in Instrument No. 20010524-0054282, Register's Office of Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit "D" to the aforementioned Deed.

Being the same property conveyed to John J. Malpass, III and Lisa Ann Malpass, husband and wife by Warranty deed from Susan M. Seifert, unmarried of record in Instrument No. 20190401-0028919 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3014 Hedrick Street Unit 302, Nashville, TN 37203.**

Karen Johnson Davidson County
Batch# 503210 DEEDWARR
10/29/2020 11:17:35 AM 2 pgs
Fees: $13.00 Taxes: $2,059.05

20201029-0125837

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said 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 our hands this the 23 day of October, 2020.

John J. Malpass, III

Lisa Ann Malpass
By John J. Malpass, III Attorney in Fact

Lisa Ann Malpass by John J. Malpass, III, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John J. Malpass, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23 day of October, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John J. Malpass, III** 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 on behalf of **Lisa Ann Malpass**, as HER Attorney in Fact, as the free act and deed of the within named **Lisa Ann Malpass**.

Witness my hand and official seal this the 23 day of October, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON