WARRANTY DEED

Karen Johnson Davidson County
Batch# 508633 DEEDWARR
11/04/2020 09:18:02 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20201104-0128956

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
MY COMMISSION EXPIRES AUGUST 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashley E. Brashier and Michael A. Brashier, wife and husband 3180 Parthenon Ave #107 Nashville, TN 37203	New OWNER	104021C10700CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Parthenon Real Estate, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ashley E. Brashier and Michael A. Brashier, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 of the West Leigh Townhomes, a Horizontal Property Regime with Private Elements, a form of Ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20070504-0053848 as amended by Instrument No. 20140505-0037898, Register's Office for Davidson County, Tennessee. Said Lot also being shown as part of Exhibit "B" of said Declaration, as amended.

Being the same property conveyed to Parthenon Real Estate, LLC by Warranty Deed from Regent Homes LLC, a Tennessee Limited Liability Company dated 04/01/2015 and recorded 04/02/2015, of record in Instrument 201504020029130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3180 Parthenon Ave #107, Nashville, TN 37203

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 my/our hand(s) this the 29th day of October, 2020.

Parthenon Real Estate, LLC

BY: _____
David R. Akers, Member

BY: _____
Erika Akers, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David R. Akers and Erika Akers, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Members of Parthenon Real Estate, LLC , the within named bargainor, a limited liability company, and that they as such Members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said David R. Akers and Erika Akers as such Member.

Witness my hand and official seal, this the 29th of October, 2020.

_____
Notary Public
My Commission Expires: 10/3/21

