THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29337	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00. Latricia Sue Parchman Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November 2020 Notary Public MY COMMISSION EXPIRES: Jan 8, 2024 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Parchman	New Owner	MAP
214 Old Hickory Blvd. #84		PARCEL 142 04 0A 084.00-CO
Nashville, TN 37221		
(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, **Mary Fitzpatrick, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Parchman and Latricia Parchman, husband and wife**

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:

Land in Davidson County, Tennessee, being Unit No. 84 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, and as further set out on a Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick by Warranty deed from E.B. Quinn, Jr, and wife, Martha E. Quinn of record in Instrument No. 20121214-0115075 Register's Office for Davidson County, Tennessee, dated December 10, 2012 and recorded on December 14, 2012. The said Thomas J. Fitzpatrick having since died on July 10, 2017.

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 regulations.

Karen Johnson Davidson County
Batch# 509124 DEEDWARR
11/05/2020 09:25:47 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20201105-0129597

This is () UNIMPROVED

(X) IMPROVED property known as **214 Old Hickory Blvd. #84, Nashville, TN 37221.**

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 hand(s) this the 31st day of November, 2020.

Mary Fitzpatrick

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 **Mary Fitzpatrick** 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of November, 2020.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON