Karen Johnson Davidson County
Batch# 519304 DEEDWARR
11/20/2020 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,327.93
20201120-0136558

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $358,900.00.

Emily Dudley
Affiant

Subscribed and sworn before me this the 17th day of November, 2020.

Julie Bailey
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paragon Group LLC 1400 5th Ave North Nashville, TN 37208	NEW OWNER	083-10-0 330.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER THOMPSON,A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PARAGON GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, state of Tennessee, described as follows, to-wit:

Being all of Lot 33 and the westerly 10 feet of Lot 32 on the Map of Richardson Place, of record in Plat Book 547, page 135, Register's Office for Davidson County, Tennessee. Said tract being more particularly described according to a survey by Timothy Mark Dolan, R.L.S. 112297, dated August 16, 2010, as follows:

Beginning at an iron pipe found in the easterly right-of-way of South 19th Street (50 foot right-of-way), said pipe being the northwesterly corner of Lot 18 on the Map of Richardson Place, of record in Plat Book 547, page 135, Register's Office for Davidson County conveyed to Paul W. Cardwell of record in Deed Book 3506, page 443, Register's Office for Davidson County, Tennessee and also being the southwesterly corner of Lot 33 on the map of Richardson Place, of record in Plat Book 547, page 135, Register's Office for Davidson County conveyed to Darius L. Thieme, of record in Deed Book 10510, page 426, Register's Office for Davidson County, Tennessee;

Thence, with said right-of-way of South 19th Street, North 07° 21' 28" East, 156.50 feet to an iron pin set in the southerly right-of-way of Oakhill Drive (50 foot right-of-way), and being the northwesterly corner of Lot 33 on the Map of Richardson Place, of record in Plat Book 547, page 135, Register's Office for Davidson County, Tennessee;

Thence, with the said right-of-way of Oakhill Drive, South 83° 49' 36" East, 70.00 feet to an iron pin set in the southerly right-of-way of Oakhill Drive;

Thence leaving said right-of-way of Oakhill Drive, South 07° 12' 34" West, 156.65 feet to an iron pin set in the northerly line of property conveyed to Winston L. Morelock, of record in Deed Book 5394, page 946, Register's Office for Davidson County, Tennessee;

Thence, North 83° 41' 44" West, 70.40 feet to the point of beginning, containing 10,990 square feet, or 0.25 acres, more or less.

Being the same property conveyed to Christopher Thompson, a married man, by deed from Towne Creek Properties, LLC, a Tennessee Limited Liability Company, dated 01/10/2013, of record in Instrument No. 20130130-0009621, Register's Office for said County.

This is investment property for Christopher Thompson, grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1900 Oakhill Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 16th day of November. 2020.

Christopher Thompson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned. a Notary Public in and for said county and state, Christopher Thompson. with whom I am personally acquainted. or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November. 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022