WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Randi R. Hickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

G-VRES-20-3127-112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 520502 **DEEDWARR**
11/23/2020 03:19:09 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20201123-0137492

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
William R. Hickerson and Randi R. Hickerson	**CapStar Bank**	
(NAME)	(NAME)	**104-02-1A-112.00-CO**
5N537 Deer Run Drive	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
St Charles, IL 60175	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA KIMBRELL BARRIER AND CHARLES HAROLD BARRIER, JR, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM R. HICKERSON AND RANDI R. HICKERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 112 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq. together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with parking space Number 36, as shown on Exhibit "C" to Master Deed as amended as Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Parthanon Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from John F. Trudel and wife, Anne L. Trudel (is executing this instrument in order to convey any and all marital interest she may have in subject property) and Robert N. Moore, Jr, an unmarried person of record in Instrument No. 20041005-0119983 Register's Office for Davidson County, Tennessee, dated October 1, 2004 and recorded on October 05, 2004.

Being the same property conveyed to Angela Kimbrell Barrier and Charles Harold Barrier, Jr. wife and husband, as tenants by entirety by Quitclaim deed from Angela Frances Kimbrell n/k/a Angela Kimbrell Barrier and Charles Harold Barrier, Jr., and wife and husband of record in Instrument No. 20110909-0070156 Register's Office for Davidson County, Tennessee, dated August 23, 2011 and recorded on September 09, 2011.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.
• Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20050913-0109997, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, in the Register's Office for Davidson County, Tennessee.
- Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, in the Register's Office for Davidson County, Tennessee.
- Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Long Blvd #112, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th DAY OF NOVEMBER, 2020.

Angela Kimbrell Barrier by Kate Nyquist, Attorney In Fact

Angela Kimbrell Barrier
by Kate Nyquist, Attorney in Fact

Charles Harold Barrier, Jr by Kate Nyquist, Attorney In Fact

Charles Harold Barrier, Jr
by Kate Nyquist, 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, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANGELA KIMBRELL BARRIER AND CHARLES HAROLD BARRIER, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said ANGELA KIMBRELL BARRIER AND CHARLES HAROLD BARRIER, JR.

Witness my hand and official seal, this the 17th of November, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212