Karen Johnson Davidson County
Batch# 537415 DEEDWARR
12/18/2020 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201218-0149861

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Julie Bailey
Affiant

Subscribed and sworn to before me, this 15TH DAY OF DECEMBER, 2020.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Wood, a single man	SWBC (NAME)	
1015 Fatherland Street #207 (ADDRESS)	9311 San Pedro #100 (ADDRESS)	083-13-09-207.00-CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, Tx 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Parker Fennell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Wood, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207 of 37206 Building, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 37206 Building of record in Instrument Number 20051006-0120763, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Parker Fennell by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20131018-0109142 Register's Office for Davidson County, Tennessee, dated October 11, 2013.

Parker Tate Fennell is the same person as Parker Fennell.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1015 Fatherland Street #207, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of December, 2020.

WARRANTY DEED
(Continued)

P. Fennell
Parker Fennell

STATE OF SC
COUNTY OF Dorchester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parker Fennell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2020.

Jasmina Herring
Notary Public

My Commission Expires: MARCH 25, 2025

(SEAL)

JASMINA HERRING
MY COMMISSION EXPIRES
MARCH
25
2025
SOUTH CAROLINA
NOTARY PUBLIC

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

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

