Karen Johnson Davidson County
Batch# 549305 DEEDWARR
01/07/2021 10:06:53 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210107-0003194

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2020.

Notary Public

My commission expires: 11/06/2024

(AFFIX SEAL)

Destiny Talatham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allan Blain Nicole Blain	New Owner	Map 117-15-0-A Parcel 028.00co
1900 Richard Jones Road #V8		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles Nolan Parker and Anna R. Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allan Blain and Nicole Blain

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. TH-G-4 as specified on the Plat shown in the Master Deed, on the Plan of Green Hills Terrace 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 for Green Hills Terrace Condominium Apartments, of record in Book 5304, page 702 and as amended in Book 7841, Page 557; By-Laws of record in Book 5304, Page 745, and as amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Green Hills Terrace Condominium Apartments, for placement of Units, of record in Book 5200, Page 64, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles Nolan Parker, an unmarried man as to an undivided 50% interest, and Anna R. Felix, an unmarried woman, as to an undivided 50% interest, with Right of Survivorship, by Warranty Deed dated 11/06/2009, from Laura Henry Rose, a married woman, formerly known as Laura Henry, of record in Instrument No. 20091112-0104148, Register's Office for Davidson County, Tennessee. The said Charles Nolan Parker and Anna R. Felix having since married and Anna R. Felix is also Known as Anna R. Parker.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 64, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building 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 Green Hills Terrace Condominium Apartments. (3) Master Deed of the Green Hills Terrace Condominiums, of record in Book 5304, page 702, and as amended in Book 7841, Page 557, said Register's Office. (4) By-Laws of The Green Hills Terrace Homeowners' Association, Inc., of record in Book 5304, page 745, and as amended in Book 9830, Page 181, said Register's Office. (5) Dedication of Easement for the common use and enjoyment of tenants as set out in Book 4320, Page 896, said Register's Office. (6) Lease Agreement with Web Service Company, of record in Book 7523, Page 260, said Register's Office. (7) Easement for Sanitary Sewer and/or Storm Drainage of record in Record Book 3879, Page 569, Register's Office for Davidson County, Tennessee. (8) Grant of Easement by and between Comcast of Nashville 1, LLC, for Green Hills Terrace Homeowners Association, of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1900 Richard Jones Road #V8, 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 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 29th day of December, 2020

Charles Nolan Parker

Anna R. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles Nolan Parker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of December, 2020.

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anna R. Parker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 20____.

Notary Public

My Commission Expires:_____

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 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 29th day of December, 2020

Charles Nolan Parker

Anna R. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles Nolan Parker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 20____.

Notary Public

My Commission Expires:_____

STATE OF FLORIDA)
COUNTY OF Pasco)

Personally appeared before me, a Notary Public of said County and State, **Anna R. Parker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hudson (city), Florida, this 29th day of December, 20 20.

Notary Public

My Commission Expires: 12/08/2021

HOLLY MAY WILLIAMS
State of Florida-Notary Public
Commission # GG 134375
My Commission Expires
December 08, 2021