Box 36
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Karen Johnson Davidson County
Batch# 587981 DEEDWARR
03/09/2021 03:24:11 PM 3 pgs
Fees: $18.00 Taxes: $987.94

20210309-0031004

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY, 05 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,010.00.

Affiant

Subscribed and sworn to me on March 8, 2021.

NOTARY PUBLIC

My Commission Expires: 7-5-21

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34424

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alexander Boone Blackburn 115 Sloan Rd Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	103-8-B-115 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Karen Blackburn, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alexander Boone Blackburn, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 115 of Parklane Condominiums, Phase I, 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 Parklane Condominiums, Phase I of record in Book 7376, Page 571, 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 B to said Master Deed.

Being the same property conveyed to Karen Blackburn by Deed from Karen Parkhill f/k/a Karen Lynn Waggoner, an unmarried woman, of record in Instrument No. 20210205-001789, Register's Office for Davidson County, Tennessee, dated and recorded on February 5, 2021.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. The Plan of record as set out on Exhibit "B" to the Master Deed in Book 7376, page 571, Register's Office of Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. 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 Parklane Condominiums, Phase I, of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee.
4. By-Laws of Parkland Homeowners' Association, Inc., of record in Book 7376, Page 580, Register's Office for Davidson County, Tennessee.
5. Charter of The Parklane Homeowners' Association, of record in Book 7710, Page 305, amended in Book 7895, Page 173, Register's Office for Davidson County, Tennessee.
6. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20160301-0019394, Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 115 Sloan Rd, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

The subject property is not the primary residence of the Grantor.

WITNESS my/our hand(s) this 8th day of March, 2021.

Karen Blackburn by
[illegible] her attorney in fact

Karen Blackburn by Richard W. Sebastian, Her 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, the within named Richard W. Sebastian, 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 on behalf of Karen Blackburn, as her Attorney in Fact, as the free act and deed of the within named Karen Blackburn.

Witness my hand and official seal on March 8, 2021.

[illegible]
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024