Karen Johnson Davidson County
Batch# 603050 DEEDWARR
03/30/2021 02:22:28 PM 2 pgs
Fees: $13.00 Taxes: $669.70
20210330-0041830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick T. LaChance	new owner	163 16 0A 201.00
(NAME)	(NAME)	
5960 Monroe Xing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Erin Renee Paret and Joseph Christian Paret, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick T. LaChance, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 339, together with the appurtenant interest in the common elements of Phase 3-A, Provincetown, a horizontal property regime established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20031119-0168785, supplemented of record in Instrument No. 20060825-0105504, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Supplement to Declaration of Protective Covenants, Conditions and Restrictions in Instrument No. 20060825-0105504 and as shown on Plan of First Revision of Phase 3-A, Provincetown of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, to which Plan reference is hereby made for more complete description.

Being the same property conveyed to Erin R. Griffey, Unmarried, by Warranty Deed from Lucas Everett, Unmarried, of record in Instrument No. 20080508-0047888, in the Register's Office of Davidson County, Tennessee, dated April 25, 2008 and recorded on May 08, 2008.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-28-21-5960

Being the same property conveyed to Erine Renee Paret and Joseph Christian Paret, wife and husband, by Quitclaim Deed from Erin R. Griffey n/k/a Erin Renee Paret, married, of record in Instrument No. 20171207-0124773, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 07, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5960 Monroe Xing, #339, Antioch, TN 37013

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 we do covenant with the said Grantee 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, 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.

Witness our hands this 25th day of March, 2021.

Erin Renee Paret

Joseph Christian Paret

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Erin Renee Paret and Joseph Christian Paret, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)