503

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9811 PG 100

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
One Terminal Drive, Suite 501
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 108-03
GROUP A
PARCEL 24 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roger Leaver and wife, Dianne Leaver, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 15, Unit 24, in a Horizontal Property Regime, as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as shown of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 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, option, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Patio Villa, of record in Book 5200, page 495, said Register's Office.

Being the same property conveyed to Roger Leaver, unmarried, by deed from Jim M. Riley, unmarried, as of record in Book 7195, page 833, Register's Office for Davidson County, Tennessee.

This is improved property known as 946 Patio Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government property taxes and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 5200, page 495, said Register's Office.

3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of Patio Villa Condominiums, and the By-Laws appended thereto, of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, said Register's Office, as amended in Book 6406, page 799, said Register's Office.
4. Patio Villa Rules and Regulations of Patio Villa Condominium Association, of record in Book 7266, page 827, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Nashville Airport Authority, its heirs and assigns, forever; and we, Roger Leaver and wife, Dianne Leaver, 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of September, 1995.

Roger Leaver

Dianne Leaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roger Leaver and wife, Dianne Leaver, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **EXEMPT.**

AFFIANT

Subscribed and sworn to before me this 27th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 07/27/96

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IDENTIF. & REFERENCE

95 SEP 29 2:

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

0228 09/29 0101 03CHECK

8.00