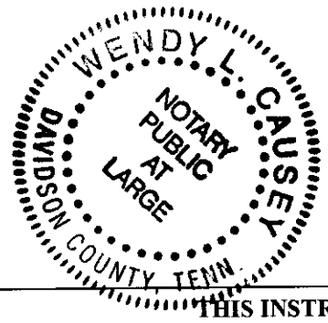
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Tamala E. Garvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2000.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/05/00 08:20 2pgs
Fees:11.00 Taxes:231.25

20000905-0087139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamala E. Garvin	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	Map 108
(NAME) 923 Patio Drive	(NAME) P.O. Box 146	Group 03-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38101	Parcel 45
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Austin D. Branner, unmarried

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

Tamala E. Garvin, an unmarried person

, 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 Unit 27, Lot 45, Phase Two, Condominium Site Plan, Section Three, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Austin D. Branner by deed from Jack Kemp, Secretary of HUD of record in Deed Book 8153, page 346, Register's Office for said County.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests 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; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa, of record in Book 5970, page 829, and in Book 6014, Page 978, Register's Office for Davidson County, Tennessee..

By-Laws as shown of record in Deed Book 5790, Page 861; Book 6015, Page 11, and in Book 6406, Page 799, Register's Office for said County.

Article of Incorporation of HOA as shown of record in Deed Book 6031, Page 493, Register's Office for said County.

Subject to Homeowner's Association dues.

Deed of Conveyance as shown of record in Deed Book 6021, Page 914; Book 6021, Page 919; Book 6165, Page 724, and in Book 6165, Page 747, Register's Office for said County.

Warranty Deed of Common Area to HOA as shown of record in Deed Book 6155, Page 234, and in Book 6155, Page 236, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 923 Patio Drive, Nashville, TN 37214
(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 31st day of August, 2000.

Austin D. Branner

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin D. Branner the bargainor ___, 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 this 8/31/2000
My Commission Expires: 5-28-2003

Notary Public

File Number200008005
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

