03

Realty Title 46-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/04 13:33 2pgs
Fees:13.00 Taxes:654.53

20040524-0060629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/16/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kylie D. Dozier	First Horizon Home Loan Corp.	131-06G-711CO
(NAME)	(NAME)	
711 Arkland Place Condominium 711	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38101	
(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, **DAVID A. PATTON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLIE D. DOZIER,** _____, 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:

LAND in Davidson County, Tennessee, being Unit No. 711, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7076, Page 696, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Deed.

Being the same property conveyed to David A. Patton, an unmarried man, by Deed from James Michael Meyer, dated 06/14/02, recorded 06/19/02, in Inst. No. 20020619-0074186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter and any revisions and/or amendments of record in Book 7154, Page 239, Book 6517, page 505, Book 6517, Page 511, and Book 6921, Page 216; (c) Master Deed and any revisions and/or amendments of record in Book 6921, Page 24, Book 7076, Page 696, and Book 7308, Page 859; (d) restrictive covenants of record in Book 6778, page 536, Book 6911, Page 120, and Book 6517, Page 522 (e) and easements of record in Book 3702, Page 25, Book 4298, page 491, Book 6470, page 383, Book 6655, Page 47, and Book 7147, Pages 411 and 416, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 711 Arkland Place Condominium 711, Nashville, TN 37215

(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 hand this 18th day of May, 2004.

David A. Patton

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 David A. Patton, a single person , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2004.

Commission expires:



Notary Public