0576

Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF ~~AUGUST, 2004~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/14/04 12:32 2pgs
Fees:13.00 Taxes:281.20
20040914-0110798

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Andres Vargas	CTX Mortgage Company	MAP 108
(NAME)	(NAME)	
1022 Patio Drive	~~P.O. Box 199077~~ 801-94th Avenue North	GROUP 03-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	~~Da~~St. Petersburg, FL 33702	PARCEL 108
(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, Penny Williams, a Single Woman B. Stan Williams and Wife, Ann Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manuel Andres Vargas, unmarried 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 Lot No. 116-A, Zone Lot Division of Patio Villa, Section Six, as of record in Plat Book 6250, Page 489 and amended by Plat Book 6250, Pages 570 and 571, 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 Penny Williams and H. Stan Williams, both unmarried persons by Warranty Deed dated May 31, 1995 from Kimber Lynn Holly (now known as Kimber Holly Burton) and Roy T. Holly of record in Book 9692, Page 124, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6555, Page 576, Register's Office of said County.

By-Laws as shown of record in Book 6555, Page 576, Register's Office for said County.

Sewer Easement as shown of record in Book 6021, Page 843, Register's Office for said County.

Conveyance of Sewer Mains as shown of record in Book 7748, Page 436, Register's Office for said County.

Conveyance of Water Mains as shown of record in Book 7748, Page 488, Register's Office for said County.

Rules and Regulations of Patio Villa Condos as shown of record in Book 7266, Page 827, Register's Office for said County.

Sign Location Leases as shown of record in Book 5165, Page 34, Book 5157, Page 655, Book 5680, Page 76, Book 5680, Page 78 and Book 5680, Page 80, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

The said H. Stan Williams having since married is joined in this conveyance by his wife, Ann Williams *McDonald in order to convey any and all interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1022 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 26th day of August, 2004.

Ann McDonald Williams
Ann Williams
*McDonald

Penny Williams

H. Stan Williams
H. Stan Williams

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 Penny Williams, a Single Woman, H. Stan Williams and Wife, Ann Williams the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/26/2004

My Commission Expires: 1-23-06

Notary Public

TENNESSEE TRACEY THUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY

File Number2408423
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122