WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/12 08:15 3 pgs
Fees:18.00 Taxes:360.75

20120705-0058719

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lynette Towns	Lynette Towns	117-11-0B-081.00
(NAME)	(NAME)	
3600 Hillsboro Pike, F1	3600 Hillsboro Pike, F1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia P. Candish, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lynette Towns and Bobby Towns, wife and husband**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Unit No. F-1, on the Revised Plan of The Villager East Condominium Apartments, as shown by plat appearing of record in Plat Book 5200, Page 235, and as corrected in Book 5679, Page 78, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

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 for The Villager East Condominium, of record in Book 5457, Page 298 and Amended n Book 5553, Page 336, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia P. Candish, unmarried by Warranty Deed dated November 19, 2003, from Dan E. Minor, unmarried, and filed for record on November 20, 2003, in Instrument No. 20031120-0169572, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 235 and as corrected in Book 5679, Page 78; subject to all matters as set out in the Master Deed establishing a "Horizontal Property Regime" of Villager East Condominium, of record in Book 5457, Page 298 and Amendment in Book 5553, Page 336; By-Laws as shown of record in Book 5457, Page 338 and Charter of the Homeowner's Association of record in Book 5450, Page 744, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 3600 Hillsboro Pike, F1, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), her heirs and/or 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 29th day of June, 2012.

Patricia P. Candish

Patricia P. Candish

State of Tennessee
County of Williamson

Personally appeared before me Patricia P. Candish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2012.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013