WARRANTY DEED

BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015 (AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE TENNESSEE COUNTY OF DAVIDSON

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
Kevin J. Pataluna	New Owner	
(NAME) 1717 Jonahs Ridge Way	(NAME)	117-15A-90.00 CO
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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, I, **MARTHA L. BAXTER, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **KEVIN J. PATALUNA, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel No. 90, being Unit No. C-110 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Samuel A. Baxter, unmarried, and Martha L. Baxter, unmarried, as Joint Tenants, with right of survivorship by Deed from Ervin M. Entrekin, Trustee, recorded on the 31st day of July, 1978 in Deed Book 5318, Page 299, in the Register's Office of Davidson County, Tennessee. The said Samuel A. Baxter having died on 9/13/1982 leaving Martha L. Baxter the sole surviving tenant.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 64, said Register's Office; and (c) restrictive covenants of record in Book 5200, page 42, By-Laws in Book 5304, page 702 and as amended in Book 9830, page 18, Master Deed 5304, page 702 and as amended in Book 7841, page 557, said Register's Office; and (d) easements of record in Book 3879, page 569, Book 4317, page 162, Book 4320, page 896 and in Instrument in Book 20110930-0075704, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road Condominium C-110, 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.

BILL GARRETT, Davidson County
Trans:T20120053216 DEEDWARR
Recvd: 07/19/12 10:59 2 pgs
Fees:13.00 Taxes:329.30
20120719-0063532

Witness my hand this 16th day of July, 2012.

Martha L. Baxter by Martha B. Reich POA
Martha L. Baxter
By: Martha Baxter Reich, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2012, before me personally appeared Martha Baxter Reich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martha L. Baxter pursuant to a Power of Attorney dated 08/11/2006 and filed of record 07/11/2012 in Instrument No.20120711-0060965, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Martha L. Baxter, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2012

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public