BILL GARRETT, Davidson County
Trans: T20130032723 DEEDWARR
Recvd: 04/22/13 10:43 2 pgs
Fees: 13.00 Taxes: 708.18
20130422-0039675

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Zadd	New Owner	091150A00400CO
(NAME) 5000 Park Ave. Condominium 201	(NAME)	
(ADDRESS) Nashville, TN 37209	(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, WE,

JOHN L PADGETT, A MARRIED MAN

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

RICHARD ZADD, AN UNMARRIED MAN

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 201 of Park Avenue Condominiums, a condominium, a Horizontal Property Regime, located on Park Avenue, Nashville, TN, as shown on the plat of Park Avenue Condominiums, Condominium Apartments, recorded in Plat Book 57, page 103, said Register's Office, and described in a Master Deed recorded in Instrument No. 20010307-0021702 as amended in Instrument No. 20010404-0032731, Instrument No. 20020808-0095964 (Erroneously typed as 20020808-0095984) and Instrument No. 20030205-0015857 (Erroneously typed as 20030205-0015858) said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Park Avenue Condominiums, Condominium Apartments contained in the Master Deed recorded in No. 20010307-0021702 as amended in Instrument No. 20010404-0032731, Instrument No. 20020808-0095964 (Erroneously typed as 20020808-0095984) and Instrument No. 20030205-0015857 (Erroneously typed as 20030205-0015858), and By-Laws recorded in Instrument No. 20010307-0021703, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John L. Padgett, a married man, by Warranty Deed from Christopher Alan Jones, a married man, recorded on April 3, 2006, of record in Instrument No. 20060403-0037209, Register's Office for Davidson County, Tennessee.

The said John L. Padgett hereby represents and warrants that the subject property was never his marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5000 Park Ave. Condominium 201, Nashville, TN 37209

(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 5th day of April, 2013.

John L Padgett

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L Padgett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 5th day of April, 2013

Commission expires:

My Commission Expires June 25, 2013

Notary Public



After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027