BILL GARRETT, Davidson County 2
Trans:T20130036677 DEEDWARR
Recvd: 05/02/13 14:16 2 pgs
Fees:13.00 Taxes:865.80
20130502-0044489

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-1446D

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Emily Patridge | NEW OWNER | 116030G01400CO |
| (NAME) | (NAME) | |
| 4205 Ashley Park Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205-2140 | | |
| (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, **Somer Mishu, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Emily Patridge** , 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 Unit No. 4205 as shown on the Plan of Ashley Park, as established by a Master Deed of record in Book 7128, Page 29, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit A of said Master Deed for a more complete description of said unit.

Being the same property conveyed to Somer Mishu, unmarried by Deed from Reuben A. Bueno, Jr., unmarried, dated 06/27/1997 and filed for record on 07/01/1997 in Book 10513, Page 553, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Master Deed establishing a Horizontal Property Regime of Ashley Park of record in Book 7128, Page 29, said Register's Office.
Sewer Easement of record in Book 3958, Page 159, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 4205 Ashley Park Drive, Nashville, TN 37205-2140
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(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), their 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), their 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 1st day of May, 2013.

/Samlin by May Heflin Attorney in Fact

Somer Mishu

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named May Heflin, with whom I am personally acquainted and who proved herself to be the attorney in fact of Somer Mishu and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2013.

Notary Public
My Commission Expires: 9/23/13

WILLIAMSON COUNTY DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

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