BILL GARRETT, Davidson County
Trans:T20130059741 DEEDWARR
Recvd: 07/12/13 16:06 2 pgs
Fees:13.00 Taxes:273.80
20130712-0072575

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**Nancy A. Liker**
**911 Patio Drive**
**Nashville, TN 37214**

**SEND TAX BILLS TO:**
**New Owner**

**Map & Parcel No: 108.79-0A-023.00CO**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Jacqueline Marco** hereinafter called the **Grantors**, do hereby convey unto **Nancy A. Liker, a single woman** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

**Being Lot No. 10, Unit 23 in a Horizontal Property Regime as shown on the condominium site plan of Phase 1 of Section One and Two, Patio Villa, as of record in Book 9200, Page 458, to which plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Kathleen D. Tyson and Jacqueline R. Browne, both unmarried on August 14, 1998 by Warranty Deed of record in Book 11072, Page 351, Register's Office for Davidson County, Tennessee. Kathlee D. tyson has since passed away, leaving as her sole heirs, Jacqueline R. Browne, William H. Browne, , Tara Fuqua and Susan R. Keating. William H. Browne, Tara Fuqu and Susan R. Keating subsequently conveyed their interest in the subject property as the heirs of Kathleen D. Tyson, to Jacqueline Marco, f/k/a Jacqueline R. Browne by quitclaim deeds recorded simultaneously herewith of record in Instrument Nos.** 20130712007257 2, 20130712007257 3 **and** 20130712007257 4, **respectively, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.**

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

**This is improved property known as: 911 Patio Drive, Nashville, TN 37214..**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this

conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

**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, Grantee's heirs or assigns, forever.

**GRANTOR(s) COVENANT(s)** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR(s) FURTHER COVENANT(s)** and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I/We have hereunto set my/our hand(s) and seal(s) this 8th day of July, 2013.

Jacqueline Marco

**STATE OF Tennessee**
**County of Rutherford**

BEFORE ME, the undersigned authority, on this day personally appeared Jacqueline Marco to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 8th day of July, 2013.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16

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**STATE OF Tennessee**
**COUNTY OF Rutherford**

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

Sworn and subscribed before me on July 8, 2013.

Notary Public

My Commission Expires : 5/23/16

HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY