WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092278 DEEDWARR
Recvd: 10/28/13 13:45 2 pgs
Fees:13.00 Taxes:203.50

20131028-0111939

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen S. Mcvey	Same	108-07-0A-001.00
(NAME)	(NAME)	
901 Patio Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, we, **Patti Duke, Executrix of The Estate of Manuel Eugene Lambert**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen S. Mcvey**, hereinafter called the GRANTEE(S), their 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 Lot No. 41, Unit No. 1, as shown on the condominium site plan of Phase One, Sections One and Two, PATIO VILLA, of record in Plat Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description and further established by the Master Deed of record in Book 5970, Page 829, as re-recorded in Book 6014, Page 978, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owner.

Being the same property conveyed to Manuel E. Lambert, unmarried by Warranty Deed dated July 25, 2002, from Bess A. Andrews, unmarried and filed for record on July 29, 2002, in Instrument No. 20020729-0090521, Register's Office for said County, Tennessee. The said Manuel E. Lambert having since died on February 13, 2011, and by Agreed Order entered on April 9, 2013, in Docket No. 11P-237, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, authorizing the sale of the property.

This conveyance is subject to (1) Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 458, (2) Restrictive Covenants of record in Book 7266, Page 827, (3) Deed of Conveyance Easement as shown of record in Book 6021, Pages 914 & 919, and Book 6165, Page 742, (4) Agreed Final Order Easement of record in Book 8463, Page 421, (5) Aviation Easement and Contract of record in Book 9369, Page 129, (6) Charter of the Homeowner's Association of record in Book 6031, Page 493, (7) Conveyance of Common Area/Open Space to the Homeowner's Association of record in Book 6155, Page 736, and (8) Master Deed and By-Laws of record in Book 5970, Page 829 and Re-Recorded in Book 6014, Page 978 and Amendment of By-Laws of record in Book

6406, 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 901 Patio Drive, Nashville, TN 37214
(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 17th day of October, 2013.

Patti Duke, executrix

Patti Duke,
Executrix of The Estate of Manuel Eugene Lambert

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patti Duke with whom I am personally acquainted and who proved herself to be the Executrix of the Estate of Manuel Eugene Lambert, the bargainor, 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 17th day of October, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067