Book 6Sem

BILL GARRETT, Davidson County
Trans:T20130105804 DEEDWARR
Recvd: 12/19/13 13:18 4 pgs
Fees:23.00 Taxes:629.00

20131219-0128324

THIS INSTRUMENT PREPARED BY: ROBERT J. HAZARD **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Linda Thurman Ray Affiant Subscribed and sworn to before me, this 17th day of December, 2013. JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY Notary Public My Commission Expires: 9-22-2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Susan D. Patton 2521 Pennington Bend Road, # 105 Nashville, TN 37214	New Owner	052-14-0A-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maria DeSanto and Steven DeSanto, devisees under the Last Will and Testament of James DeSanto**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Susan D. Patton, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No. 20040811-0097169, said Register's Office.

Being the same property conveyed to James DeSanto, an unmarried person, by deed from Richard Puncochar d/b/a Pennington Partners, of record in Instrument No. 20051207-0147008, dated December 6, 2005, said Register's Office. The said James DeSanto having since died on or about December 30, 2012. The Will of James DeSanto of record in Docket No. 13P-119, Seventh Circuit Probate Court of Davidson County devised subject property to Maria DeSanto and Steven DeSanto in equal shares.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, which have been paid. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20040812-0097543, said Register's Office.

3. Master Deed for Pennington Villas Townhomes of record in Instrument No. 20040811-0097169 and amended in Instrument No. 20070928-0115984.

4. Assessments set out in Master Deed for Pennington Villas Townhomes of record in Instrument No. 20040811-0097169, said Register's Office.

5. Easements set out in Master Deed for Pennington Villas Townhomes of record in Instrument No. 20040811-0097169, said Register's Office.

6. Storm Water Detention Agreement of record in Instrument No. 20030929-0143278, said Register's Office.

7. Agreement for Dedication of Easement for Pedestrian Access Easement of record in Instrument No. 20121130-0109843, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2521 Pennington Bend Road, # 105, Nashville, TN 37214.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of December, 2013.

Maria DeSanto

STATE OF NEW YORK)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria DeSanto, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2013

(Seal) Jessica Almonte
Notary Public-State of New York
Qualified in Queens County
No. 01AL6224444
My Comm Exp. July 06, 2014

Notary Public

My Commission Expires: July 6, 2014

WITNESS my hand this 16th day of December, 2013.

Steven DeSanto

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven DeSanto, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of December, 2013

(Seal)
Jessica Almonte
Notary Public-State of New York
Qualified in Queens County
No. 01AL6224444
My Comm Exp. July 06, 2014

Notary Public

My Commission Expires: July 6, 2014