# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/14 08:31 2 pgs
Fees:13.00 Taxes:148.00
20140515-0041567

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $40,000.00.

Affiant

Subscribed and sworn to before me this 12th day of May, 2014

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| ~~Andy Maloney~~ 943 Patio Dr. Trust | SAME | 108-03-0-A-035.00CO |
| P.O Box 160772 | | |
| Nashville, TN 37216 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patrick Marchetti, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 943 Patio Drive Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 22, Unit 35, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Judy L. Marchetti, by deed from Nancy L. Johnson, unmarried, on August 28, 1998, of record in Book 11090, page 99, Register's Office for Davidson County, Tennessee. Judy L. Marchetti died testate on April 16, 2010, leaving as her only heirs-at-law; Julianna Marchetti Strong, Anthony J. Marchetti and Patrick Marchetti. Affidavit of heirship of record in Instrument Number 20140505-0037919 and Instrument Number** 20140515-0041566 **, said Register's Office. And further conveyed to Patrick W. Marchetti by deed from Julianna Marchetti Strong in Instrument Number 20140505-0037921, and by deed from Anthony J. Marchetti in Instrument Number 20140505-0037920, both in said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 495, Register's Office Davidson County, Tennessee.
- By-Laws, Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 5970, page 829 Book 6014, page 978; Book 6406, page 799; Book 7266, page 827; 6555, page 576; and Book 6199, page 70, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9507, page 405, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6031, page 493, Register's Office for Davidson County, Tennessee.

This is improved property known as: **943 Patio Drive, Nashville, TN 37214**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this May 12, 2014.

**Patrick Marchetti**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patrick Marchetti** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2014

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC Davidson County

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I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 1-6-2015
Notary's Signature

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE