WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $77,150.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2014

Notary Public
My Commission expires: 8/16/14
(Affix Seal)

JASIE GRAZIER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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:
Joshua F. Burnidge	Same address	108-03-0-A-035.00CO
943 Patio Drive	as new Owner	
Nasvhille, TN 37214	,	

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, **Amanda Dean, as Successor Trustee for The 943 Patio Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua F. Burnidge, a single man**, his 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 Andy Maloney, as Trustee for The 943 Patio Drive Trust by deed from Patrick W. Marchetti on May 12, 2014, of record in Instrument Number 20140515-0041567, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee of The 943 Patio Drive Trust.

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 July 31, 2014.

The 943 Patio Drive Trust

By Amanda Dean, Successor Trustee

BILL GARRETT, Davidson County
Trans:T20140056514 DEEDWARR
Recvd: 08/04/14 12:05 2 pgs
Fees:13.00 Taxes:285.46

20140804-0069605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee,** 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 July 31, 2014

My commission expires 7/6/15

Notary Public

