THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140057316 DEEDWARR
Recvd: 08/06/14 10:26 2 pgs
Fees:13.00 Taxes:695.60

20140806-0070590

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00.

Wanda C. Flett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2014.

Amy C Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Nicaesco-Patino	New Owner	MAP
3000 Hillsboro Pike #142	5855 S.W. 116th Avenue	PARCEL 117-03-0A-142.00-CO
Nashville, TN 37215	Miami FL 33173	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Matthews and wife, Joy W. Matthews**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosa Nicaesco-Patino, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit 142 on the Plan of Versailles of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to John Matthews and wife, Joy W. Matthews by deed from Tonya G. Hobbs of record in Instrument No. 20071107-0131349 Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on November 07, 2007.

Being also known as 3000 Hillsboro Pike #142 Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3000 Hillsboro Pike #142, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hand(s) this the 31st day of July, 2014.

John Matthews by Lydia Armistead, Atty in fact

John Matthews by Lydia Armistead, his Attorney-in-Fact

Joy W. Matthews by Lydia Armistead, atty in fact

Joy W. Matthews by Lydia Armistead, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Lydia Armistead**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **John Matthews,** and who acknowledged that she executed the same as the free act and deed of **John Matthews.** Witness my hand and official seal this 4th day of August, 2014.

Witness my hand and official seal this the 4th day of August, 2014.

My Commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Lydia Armistead**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Joy W. Matthews,** and who acknowledged that she executed the same as the free act and deed of **Joy W. Matthews.** Witness my hand and official seal this 4th day of August, 2014.

Witness my hand and official seal this the 4th day of August, 2014.

My Commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TENNESSEE

Notary Public