Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 108070A030.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Carolyn L. Wedekind
900 Patio Dr # 30
Nashville, TN 37214

SEND TAX BILLS TO:
Synovus Mortgage Corp.
2204 Lakeshore Dr # 325
Birmingham AL 35209

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LINDA J MARTIN, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CAROLYN L. WEDEKIND, AN UNMARRIED PERSON** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davison County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. 30, Condominium Site Plan, Phase I, Section 1 and 2, Patio Villa, according to plat and survey of same appearing of record in Plat Book 5200, page 458, of the Register's Office of Davidson County, Tennessee and as described in the Master Deed establishing Horizontal Property Regime of Patio Villa Condominiums of record in Book 5970, Page 829 and as re-recorded in Book 6014, Page 978, being a horizontal property regime together with all rights, interests, and appurtenances thereto, including, but not limited to, the undivided interest in the common elements thereof as set out in Master Deed of record in Book 5970, Page 829 and as re-recorded in Book 6014, Page 978 to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Linda J Martin, unmarried, by Warranty Deed from James G Brakebill, unmarried, dated August 27, 1998, appearing of record in Book 11090, page 129, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 5200, pages 451 and 458; Master Deed and By-Laws of record in Deed Book 5970, page 829 and Deed Book 6014, Page 978 and Restrictions of Patio Villa Condominiums Subdivision of record in Deed Book 7266, page 827 all in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 900 Patio Dr., Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the real property taxes which have been paid by the Grantor(s) and prorated between the parties.

BILL GARRETT, Davidson County
Trans:T20140068629 DEEDWARR
Recvd: 09/15/14 11:06 2 pgs
Fees:13.00 Taxes:310.43
20140915-0084209

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11th day of September, 2014

Linda J. Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Linda J. Martin, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11th day of September, 2014

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-20-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of September, 2014

NOTARY PUBLIC

My Commission Expires: 12-27-15

KATHLEEN A. TOOMEY
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY
COMM. EXP. 12/27/15