BILL GARRETT, Davidson County
Trans:T20150022236 DEEDWARR
Recvd: 03/26/15 14:01 2 pgs
Fees:13.00 Taxes:325.23
20150326-0026177

This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **15-1055**

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **3/20/2015**, by and between **Erin Marie Robinson**, parties of the first part, and **Amy C Reid**, a single woman, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit 16 of Lot 11, Patio Villa, Phase Two, Section Three, as shown on plat of record in Plat Book 5200, Page 495, as established under master deed of record in Book 5970, Page 829, corrected in book 6014, Page 978, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby, made for a more particular description of said unit.

Being the same property conveyed to Erin Marie Robinson, unmarried by Warranty Deed from Robert D. Stubblefield Jr. dated September 11, 2009, in Instrument No. 20090923-0088588, in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **108030A01600C0**

☒ Improved **930 Patio Drive, Nashville, TN 37214**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BRIAN K. REED
Notary Public
State at Large
Kentucky
My Commission Expires Feb 18 2019

WITNESS the signature of the party of the first part of the day and year first above written.

Erin Marie Robinson

STATE OF ~~Tennessee~~ ky

COUNTY OF ~~Davidson~~ Jefferson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Erin Marie Robinson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of March, 2015..

Notary Public

My Commission Expires: 2-18-19

**********

Owner's Name: **Amy C Reid**

and Address: **930 Patio Drive, Nashville, TN 37214**

Mail tax bills to SAME AS ABOVE

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$87,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 20th day of March, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY