Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Karen S. Fleharer
Affiant

Subscribed and sworn to before me, this 19th day of May 2015.

Notary Public
My commission expires: January 4, 2016

Davidson County DEEDWARR
Recvd: 05/20/15 09:06 3 pgs
Fees:18.00 Taxes:795.50
20150520-0046370

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristen L. Sheft	Same	091150A003.00
5000 Park Avenue #200		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Amy E. Dunn Patz , married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kristen L. Sheft, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit 200 together with appurtenant interest in the common elements of Park Avenue Condominium a horizontal property regime established by a Master Deed recorded as Instrument No. 20010307-0021702 as amended in Instruments recorded as No. 20010404-0032731; No 20020808-0095964 and No. 20030205-0015857 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy E. Dunn by deed from Equity Trust Company Custodian FBO Kenneth L. Campbell IRA of record in Instrument No. 20060705-0080387 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Charter of Park Avenue Condominium Association of record in Instrument No. 20010307-0021701 3) By-Laws of Park Avenue Condominium Association of record in Instrument No. 20010307-0021703 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20010307-0021702 as amended in Instruments recorded as No. 20010404-0032731; No 20020808-0095964 and No. 20030205-0015857 Register's Office for Davidson

County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Park Avenue Condominiums

This property is improved property known as 5000 Park Avenue #200, Nashville, Tennessee 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 19th day of May, 2015.

Amy E. Dunn Patz

Daniel M. Patz, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy E. Dunn Patz and Daniel M. Patz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of May, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 08797

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY