WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054503 DEEDWARR
Recvd: 07/07/15 09:16 2 pgs
Fees: 13.00 Taxes: 762.20
20150707-0065522

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert J. Treadway, Jr. and Sharon L. Paris-Treadway	Quicken Loans, Inc.	052 14 0A 022.00
(NAME)	(NAME)	
2521 Pennington Bend Rd, Apt 205	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Six Thousand And No/100 Dollars ($206,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patrice Elree Batey Lockhart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert J. Treadway, Jr. and Sharon L. Paris-Treadway, husband and wife**, 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 No. 22, on the Plan of Pennington Villas, as established by and shown as Exhibit "A-2" to the Master Deed of record in Instrument No. 200408110097169, as amended in Instrument No. 200709280115984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon L. Baird, an unmarried woman by Warranty Deed from Kevin D. Long and wife, Andrea W. Long dated February 26, 2008 and recorded February 29, 2008 as Instrument No. 20080229-0020114 in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Patrice Elree Batey Lockhart, an unmarried woman by Warranty Deed from Sharon L. Baird, an unmarried woman dated April 23, 2014 and recorded April 24, 2014 as Instrument No. 20140424-0034467, in said Register's Office for Davidson County, Tennessee. *Being re-recorded in Scrivener's Affidavit dated October 23, 2014 and recorded November 6, 2014 as Instrument No. 20141106-0102592.*

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2521 Pennington Bend Rd, Apt 205, Nashville, TN 37214

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, has 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 hands this ~~15th~~ 2 day of ~~June~~ July, 2015.

Patrice Elree Batey Lockhart
Patrice Elree Batey Lockhart

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Patrice Elree Batey Lockhart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of ~~June~~ July, 2015.

Notary Public

My Commission Expires:

(SEAL)

DENNIS B. MEVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

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