BILL GARRETT, Davidson County
Trans: T20150072388 DEEDWARR
Recvd: 08/26/15 10:39 2 pgs
Fees: 13.00 Taxes: 259.00
20150826-0086324

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-8000

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 70,000 .

Teresa Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF AUGUST, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Teresa Beck	Sierra Pacific Mortgage Co	
931 Patio Drive	6021 University Blvd #200	108030A04100CO
Nashville, TN 37214	Ellicott City, MD 21043	

WARRANTY DEED

FOR AND IN 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, I,

Bradley S. Fields, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Beck, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25, Unit 41, Condominium Site Plan of Phase Two, Section Three, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Allen Sullivan on 04/26/2000 by deed from Andrew M. Cuorno, Secretary of Housing and Urban Development, filed for record on 04/26/2000 in Instrument No. 20000426-0041428, said Register's Office.

Being the same property conveyed to Sandra M. McCauley, unmarried, on 06/30/2000 by deed from Joseph Allen Sullivan, unmarried, filed for record on 07/11/2000 in Instrument No. 20000711-0068630, said Register's Office.

Being the same property conveyed to Bradley S. Fields on 11/01/2010 by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County, filed for record on 01/12/2011 in Instrument No. 20110112-003482, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **931 Patio Drive, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 14th day of August, 2015.

Dr. Bradley S. Fields

Bradley S. Fields

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bradley S. Fields**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of August, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY