WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079487 DEEDWARR
Recvd: 09/18/15 10:13 2 pgs
Fees:13.00 Taxes:943.50

20150918-0094877

Y-DD-15-719A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney K. Conley	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
719 A McFerrin Ave	**2002 Richard Jones Road, Suite 300A**	**082-08-0A-013.00-C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MEGAN PATTON, UNMARRIED AND JUDITH WILSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COURTNEY K. CONLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 13 of, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The West Eastland Townhomes of record in Instrument Number 20060718-0086336, First Amendment in Instrument Number 20061026-0132919, Second Amendment in Instrument Number 20070227-0024222, and Third Amendment in Instrument Number 20070718-0085401, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws, as amended in Instrument Number 200700227-0024223 for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Third Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Megan Patton, unmarried and Judith Wilson, unmarried by Warranty deed from Urban Blueprint, LLC of record in Instrument No. 20070411-0043369 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 11, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The West Eastland Townhomes of record in Instrument Number 20060718-0086336, First Amendment in Instrument No. 20061026-0132919, Second Amendment in Instrument No. 20070227-0024222, and Third Amendment in Instrument No. 20070718-0085401, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 200700227-0024223, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7444, Page 494 and Instrument Number 20050916-0111407, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060630-0078477, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument Number 20060811-0098974, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060811-0099008, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Instrument Number 20141112-0104213, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 A McFerrin Ave, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) that we are 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 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 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2015.

Megan Patton

Judith Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of September, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a/k/a Judy Wilson (cit) the undersigned, a Notary Public in and for said County and State, JUDITH WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212