WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059990 DEEDWARR
Recvd: 07/13/16 13:03 2 pgs
Fees: 13.00 Taxes: 373.70
20160713-0071788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Billy Joe Shirley	new owner	Parcel ID:
1002 Patio Drive		108030A02800
Nashville, TN 37214		

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, we

William Anthony Duncan, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Billy Joe Shirley, unmarried
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 28, Part of Lot 17, on the Plan of Phase Two, Condominium Site Plan, Section Three, Patio Villa, of record in Book 5200, Page 495, together with the Master Deed of Patio Villa Condominiums, of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Anthony Duncan, Jr., unmarried, by deed from Bonnie J. Beam, unmarried, of record in Instrument 20061201-0148567, said Register's Office, dated November 17, 2006.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978 and Book 5970, Page 861, re-recorded in Book 6015, Page 11 and amended in Book 6406, Page 799, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 495, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1002 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 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, 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 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 my hand this 7 day of July, 2016.

William Anthony Duncan

William Anthony Duncan, Jr.

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Anthony Duncan, Jr., 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 7 day of July, 2016.

My Commission Expires: 1-26-2020 Tamra Michelle Woods
Notary Public

