Davidson County DEEDWARR
Recvd: 07/29/16 15:30 3 pgs
Fees:18.00 Taxes:555.00
20160729-0078608

WARRANTY DEED

28030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF JULY, 2016.

(Affix Seal) Notary Public

My Commission Expires: 12-6-2016

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy Edward Grant	New Owner	Map/Parcel
2817 West End Avenue, Ste. 126-225		117 15 0A 090.00
Nashville, Tennessee 37203		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN J. PATALUNA, a married man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto TIMOTHY EDWARD GRANT, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Parcel No. 90, being Unit No. C-110 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kevin J. Pataluna, a married man, by Warranty Deed from Martha L. Baxter, unmarried, dated July 16, 2012, of record in Instrument No. 20120719-0063532, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2016 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.
2. All matters appearing on the Plan of Green Hills Terrace of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed establishing The Green Hills Terrace Condominium of record in Book 5304, page 702 as amended by Book 7841, page 557, Register's Office for Davidson County, Tennessee,

but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement for Overhang recorded in Book 4317, page 162, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer/Storm Drainage of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee.
7. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 Richard Jones Road, C-110, Nashville, Tennessee 37215

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29th day of July, 2016:

Kevin J. Pataluna

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kevin J. Pataluna, 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, at office, this 29th day of July, 2016:

Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

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

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

