BILL GARRETT, Davidson County
Trans:T20160080878 DEEDWARR
Recvd: 09/15/16 11:25 2 pgs
Fees:13.00 Taxes:403.30
20160915-0097041

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0389

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000N Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 108030A03600CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Natalie Lovejoy
941 Patio Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Southern Bank of TN
1499 North Mt Juliet Rd
Mt Juliet, TN 37122

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **VICKIE STEWART, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NATALIE LOVEJOY,** unmarried "Grantee(s)", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING a certain condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 22, Unit No. 36, in a Horizontal Property Regime, as shown on the Condominium Site Plan of Phase II, Section 3, Patio Villa, as of record in Book 5200, page 495, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Vickie Stewart, unmarried, by Warranty Deed from Nancy S. Mann, unmarried, dated August 31, 2006, appearing of record in Instrument No. 20060905-0109316, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Condominium Site Plan of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee.; Master Deed and By-Laws of Patio Villa Condominiums appended thereto, of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, as amended in Book 6406, page 799, Register's Office for Davidson County, Tennessee.; Rules and Regulations of Patio Villa Condominium Association of record in Book 6031, page 493, Register's Office for Davidson County, Tennessee.; Avigation Easement and Contract of record in Book 9570, page 805, Register's Office for Davidson County, Tennessee.; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 6-27-101, et seq., of Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights of 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 building thereof; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing Patio Villa Condominiums, Register's Office for Davidson County, Tennessee.; Easements for utility service and party walls for use in common with owners of attached and appurtenant improvements.

This is Primary property known as 941 Patio Drive, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of August, 2016.

Vickie Stewart

Vickie Stewart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31 day of Aug, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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