BILL GARRETT, Davidson County
Trans: T20160096424 DEEDWARR
Recvd: 11/01/16 10:32 2 pgs
Fees: 13.00 Taxes: 444.00
20161101-0115287

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161000568

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$120,000.00 Rebecca Burrum Baldwin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of October, 2016 Gail C. Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2019

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rebecca Burrum Baldwin**<br>**936 Patio Drive**<br>**Nashville, TN 37214** | **SAME** | **108-03OA-019.00 CO** |

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,

**Joan C. Wallace, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rebecca Burrum Baldwin, an unmarried woman**

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 No. 19, Lot No. 13, on the site Plan of Patio Villa Condominiums, Phase II, Section 3, as of record in Book 5200, Page 495, and described in Master Deed establishing a Horizontal Property Regime of Patio Villa Condominiums, as of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Joan C. Wallace, an unmarried woman, by Quitclaim Deed from Joan C. Wallace (fka Joan C. Newman, Joan Carolyn Lambeth and Joan Lambeth), an unmarried woman, through J. Blake Freeman, trustee, dated 1/28/08 and recorded 2/4/08 in Instrument No. 20080204-0011654; and being the same property previously conveyed to Joan C. Newman, unmarried, by Warranty Deed from Johnny H. Jennette, a married man, dated 1/30/98, and recorded 2/3/98 in Book 10779, Page 796, in the Register's Office of Davidson County, Tennessee.**
**See Also, Final Decree of Divorce between Joan Carolyn Lambeth and Ben Avery Lambeth recorded in Instrument No. 20071129-0138707, which awards property to Joan Carolyn Lambeth.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **936 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 our hands this 31st day of October, 2016.

**Joan C. Wallace**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan C. Wallace the bargainor(s) 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 at Nashville, Tennessee, this 31st day of October, 2016.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018