WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/16 15:15 3 pgs
Fees:18.00 Taxes:166.50
20161118-0122132

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-16-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia J. McBroom	Patricia J. McBroom	147030B072000
(NAME)	(NAME)	
370 Wallace Road, D-18	370 Wallace Road, D-18	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kimberly M. Petkosh, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patricia J. McBroom, an unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment located in Davidson County, Tennessee, being Unit No. D-18, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et Seq, as amended Tennessee Code Annotated, and as established by Master Deed of record at Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interested in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Kimberly M. Petkosh by Quit Claim Deed from Joseph N. Petkosh, dated May 8, 2013 and recorded May 10, 2013 of record in Instrument Number 20130510-0047601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph N. Petkosh and Kimberly M. Petkosh, husband and wife by Warranty Deed from Earl W. Elrod and E. Jane Elrod, husband and wife, dated April 30, 2004 and recorded May 03, 2004 of record in Instrument Number 20040503-0050064, Register's Office for Davidson County, Tennessee.

Subject to: (1) Rights of the Co-Owners of Freeman Webb Developers, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6594, Page 502 and First Amendment to Master Deed record in Book 7044, Page 209, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage record on October 29, 1985 in Book 6695, Page 22, Register's Office for Davidson County, Tennessee; (3) Charter of Southern Hills Condominium Association, Inc., record in Book 6576, Page 69,

Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Road, D-18, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 16th day of November 2016

Kimberly M. Petkosh

Kimberly M. Petkosh

State of Georgia
County of Forsyth

Personally appeared before me Kimberly M. Petkosh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2016.

Notary Public
My Commission Expires: 9-16-2019

PAUL CLAYTON ORR
NOTARY PUBLIC
COMMISSION EXPIRES
Sep 16, 2019
FORSYTH COUNTY, GEORGIA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY