BILL GARRETT, Davidson County
Trans:T20170038766 DEEDWARR
Recvd: 05/08/17 09:38 2 pgs
Fees:13.00 Taxes:225.70
20170508-0045229

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of May, 2017, by and between Catherine Danette Fields, unmarried, party of the first part, and Brenda Photivihok, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 30, LOT 19, PATIO VILLA, PHASE TWO, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 495, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5970, PAGE 829, CORRECTED IN BOOK 6014, PAGE 978, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being all or part of the same property conveyed to Catherine Danette Fields by virtue of that certain Warranty Deed dated September 22, 2009, and being of record at Instrument No. 20091002-0091751 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictionst at Plat Book 5200, Page 495, Book 5970, Page 829, Book 6014, Page 978, and Book 6406, Page 799 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Catherine Danette Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Catherine Danette Fields, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

| | |
|---|---|
| Property Owner & Address: | Brenda Photivihok<br>P.O. Box 110527<br>Nash. TN 37222 |
| Tax Parcel No | 108030A03000CO |
| Property Address: | 1001 Patio Dr<br>Nashville, TN 37214 |
| MAIL TAX<br>BILLS TO: | Brenda Photivihok<br>P.O. Box 110527<br>Nash. TN 37222 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $61,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019