Davidson County DEEDWARR
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Fees:23.00 Taxes:4514.00
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33607

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33607-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,220,000.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2017. Notary Public My Commission Expires:

GERALD PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nancy G. Webb 715 Belle Meade Blvd #C-1 Nashville, TN 37205	New Owner	Map and Parcel No.: 130 06 0 A 002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy M. Petrikin**, an unmarried person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy G. Webb,** an unmarried person ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 715 Belle Meade Blvd #C-1, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2017.

Timothy M. Petrikin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy M. Petrikin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2017.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public
My Commission Expires: 10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-1 on the Plan of Revised Plat, Belle Meade Condominiums, of record in Plat Book 5200, page 469, revised in Book 6250, page 222, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Condominiums, a horizontal property regime established by Amended and Restated Master Deed of record in Book 7063, page 125, amended in Book 9551, page 426, and Instrument No. 20090223-0015611, said Register's Office.

Being the same property conveyed to Timothy Petrikin by Quitclaim Deed dated September 26, 2012 from Gerald G. Patterson, Trustee pursuant to a Land Trust Agreement dated July 1, 2011 of record in Instrument No. 20121003-0090295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 06 0 A 002.00CO.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 06 0 A 002.00CO.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Condominiums, of record in Book 7063, page 125, amended in Book 9551, page 426, and Instrument No. 20090223-0015611, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 469, revised in Book 6250, page 222, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer to City of Belle Meade of record in Book 5972, page 181, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

