WARRANTY DEED

File #17227

BILL GARRETT, Davidson County
Trans:T20170051756 DEEDWARR
Recvd: 06/16/17 14:59 2 pgs
Fees:13.00 Taxes:444.00
20170616-0060807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Kelly Andrews	SAME	-142-04-0A-135.00-CO
(NAME)	(NAME)	
680-12nd Ave-NE	Unit 314	
(ADDRESS)	(ADDRESS)	
Bellevue WA 98005		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Patsy J. Whitson, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Kelly Andrews, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 135, on the plan of Belle Forest Condominiums, of record in Plat Book 5200, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 5438, page 699, as amended in Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Patsy J. Whitson by Warranty deed from Robert W. Johnston and Ronald W. Johnston of record in Instrument No. 20161103-0116625 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 03, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 214 Old Hickory Blvd, Unit 135, Nashville, TN 37221

(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 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 my hand this 16th day of June, 2017.

Patsy J. Whitson

Patsy J. Whitson

STATE OF TENNESSEE KY
COUNTY OF WILLIAMSON Madison

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Patsy J. Whitson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2017.

My commission expires: 6/19/20

Sheila Sandlin

Notary Public

Sheila Sandlin, Notary
ID: 557496
Exp. 6/19/20

SHEILA SANDLIN NOTARY PUBLIC STATE AT LARGE, KENTUCKY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027