WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059056 DEEDWARR
Recvd: 07/11/17 09:12 2 pgs
Fees:13.00 Taxes:573.50
20170711-0069451

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Swaroopa V. Bartakke	New Owner	163160A04100CO
(NAME) 5856 Monroe	(NAME) 305 Mill Pond Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37069	
(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, I, **Patrice Watson, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Swaroopa V. Bartakke, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 141 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 - Exhibit "A-1" Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrice Watson, an unmarried Woman by Warranty Deed from Centex Homes, a Nevada General Partnership, dated October 21, 2005 and recorded October 26, 2005 of record in Instrument No. 20051026-0129300, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Instrument No. 20040218-0018388, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Instrument No. 20031119-0168785, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Stormwater Detention agreement recorded on 09/10/03 as Instrument No. 20030910-0132287 in the Register's Office for Davidson County, Tennessee.
Easement recorded on 11/24/2003, in Instrument No. 20031124-0170577 in the Register's Office of Davidson County, Tennessee.
Quitclaim Deed to Provincetown Homeowners Association, Inc., recorded as Instrument No. 20031120-0169428

and recorded as Instrument No. 20050803-0091277 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5856 Monroe, Antioch, TN 37013
(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), her heirs and/or 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), her heirs and/or 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 7th day of July, 2017

Patrice Watson

Patrice Watson

State of Tennessee
County of Williamson

Personally appeared before me Patrice Watson, 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 7th day of July, 2017.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/10/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064