Davidson County DEEDWARR Recvd: 07/14/17 08:46 3 pgs Fees:18.00 Taxes:1332.00 **20170714-0070775**

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** CRT File No. 17061226	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2017. Notary Public My Commission Expires: 4-12-17 1-8-19

CRYSTAL IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebekah K. Iliff 105 NICHOLS COURT Nashville TN 37205-2929	New Owner	Tax Parcel ID No. 116-03-0E-005.00 CO

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, **Mary Louise Scales Patterson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebekah K. Iliff, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Nichols Court Condominiums horizontal property regime established by Master Deed, of record in Book 6087, Page 444, amended in Book 6096, Page 70 and Book 6197, Page 642, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Revised Plan of Nichols Court of record in Plat Book 5200, Page 496, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Executor's Quitclaim Deed from David G. Patterson, Jr., Executor of the Estate of David G. Patterson, deceased to Mary Louise Scales Patterson as recorded on the 19th day of August, 2014 in Instrument No. 20140819-0075200; Quitclaim Deed from Mary Louise Scales to David J. Patterson as recorded on the 3rd day of October, 2005 in Instrument No. 20051003-0118128; Warranty Deed from Lisa K. Atwood, Unmarried to Mary Louise Scales, Unmarried as recorded on the 17th day of March, 2005 in Instrument No. 20050317-0029700 and Will in Docket No. 11P1168, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 457 and Plat Book 5200, Page 496.

Terms and provisions of by-Laws recorded in Book 6087, Page 452 and Book 6096, Page 79.

Terms and provisions of by-Laws recorded in Book 6087, Page 452 and Book 6096, Page 79.

Charter of Homeowners Association recorded in Book 6322, Page 472.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6087, Page 444, as amended by instrument(s) of record in Book 6096, Page 70 and Book 6197, Page 642.

Easement for Sewer/Storm Drainage, recorded in Book 6054, Page 268.

Easement for Sewer, recorded in Book 5927, Page 75.

Easement for Driveway/Parking/Water Line, recorded in Book 5927, Page 78, corrected in Book 5944, Page 868.

This is improved property located at 105 NICHOLS COURT Nashville, TN 37205-2929.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 11th day of July, 2017.

Mary Louise Scales Patterson

Mary Louise Scales Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Louise Scales Patterson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal