Bill Garrett Davidson County
Batch# 5606 DEEDWARR
09/28/2017 11:11:32 AM 2 pgs
Fees: $13.00 Taxes: $443.63

20170928-0099352

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170445

**WARRANTY DEED**

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017.

NOTARY PUBLIC

My commission expires: 6/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Oliff<br>900 Patio Drive, Nashville, TN 37214 | 210 Fitzgerald St.<br>Franklin, TN 37064 | 108 07 0A 030.00CO |

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($119,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAROLYN L. WEDEKIND, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES OLIFF, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Unit No. 30, Condominium Site Plan, Phase One, Section 1 and 2, Patio Villa, according to plat and survey of same appearing of record in Plat Book 5200, page 458, of the Register's Office of Davidson County, Tennessee and as described in the Master Deed establishing Horizontal Property Regime of Patio Villa Condominiums of record in Book 5970, page 829 and re-recorded in Book 6014, page 978, being a horizontal property regime together with all rights, interest and appurtenances thereto, including but not limited to, the undivided interest in the common elements thereof as set out in Master Deed of record in Book 5970, page 829 and as re-recorded in Book 6014, page 978, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Carolyn L. Wedekind, an unmarried person, by Warranty Deed from Linda J. Martin, unmarried, dated 9/11/2014, recorded 9/15/2014, of record in Instrument #20140915-0084209, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 900 Patio Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of September, 2017.

Carolyn L. Wedekind
**CAROLYN L. WEDEKIND**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Carolyn L. Wedekind, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of September, 2017.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020