Bill Garrett Davidson County
Batch# 16876 DEEDWARR
10/23/2017 02:34:30 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20171023-0108466

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of October, 2017, by and between Warren Patterson, married, party of the first part, and Virginia Dale Childers, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 35 of Stanford Place a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, Page 140, amended in Book 10058, Page 623, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being all or part of the same property conveyed to Warren Patterson by virtue of that certain Warranty Deed dated May 30, 2013, and being of record at Instrument No. 20130531-0055045 in the Register's Office of Davidson County, Tennessee.

Seller warrants that said property is not their primary residence, and property has been used for investment purposes only.

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 assigns forever; and we do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions and Easements of record in said Register of Deeds Office, including but not limited to: Instrument 20130531-0055045, Book 7692, Page 861. Book 7692, Page 858, Book 7763, Page 290; and I 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 assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

x _____
Warren Patterson

STATE OF TENNESSSEE
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Warren Patterson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of October, 2017.

_____
Notary Public

My Commission Expires: 5/5/2020

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

Property Owner & Address: Virginia Dale Childers
4040 Woodlawn Drive Unit 35
Nashville, TN 37205

Tax Parcel No 103160H01900CO

Property Address: 4040 Woodlawn Dr. Unit 35
Nashville, TN 37205

MAIL
TAX
BILLS TO: Owner at Property address

STATE OF TN
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $385,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of October, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/30/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-30-2019