THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114074

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2017.

Notary Public
My Commission Expires:

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

Bill Garrett Davidson County
Batch# 34347 DEEDWARR
12/07/2017 09:54:57 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20171207-0124807

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Brown 3000 HILLSBORO PIKE #9 Nashville, TN 37215-1344	New Owner	Tax Parcel ID No. 117030A00900CO

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, **Patricia W. Craddock now known as Patricia W. Bridges, one-third interest and Roger Bruce Wojcik, one-third interest and Audrey W. Jones, one-third interest** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Brown,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

unmarried

as corrected in Book 5171, Page 153

Being Unit No. 9 as shown on the plat of Versailles Apartments of record in Plat Book 5050, Page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat.

Being the same property conveyed by Warranty Deed from Ervin M. Entrekin, Trustee to Bruno H. Wojcik and wife, Wanda H. Wojcik as recorded on the 18th day of November, 1977 in Deed Book 5224, Page 533; Quitclaim Deed from Wanda H. Wojcik, unmarried to Wanda H. Wojcik, one-half interest, Patricia W. Craddock, one-sixth interest, Roger Bruce Wojcik, one-sixth interest and Audrey W. Jones, one-sixth interest as recorded on the 9th day of February, 1987 in Deed Book 7131, Page 14 and Quitclaim Deed from Wanda H. Wojcik, unmarried to Patricia W. Craddock, one-third interest, Roger Bruce Wojcik, one-third interest and Audrey W. Jones, one-third interest as recorded on the 9th day of February, 1987 in Deed Book 7131, Page 16, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of Grantors.

Patricia W. Craddock and Patricia W. Bridges being one and the same person.

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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES , as recorded in Plat Book 5050, Page(s) 80 and Certificate of Correction recorded in Book 5171, Page 153.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Charter of Homeowners Association recorded in Book 5179, Page 858.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES of record in Book 5168, Page 944 , as amended by instrument(s) of record in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719.

Easement for Access, recorded in Book 4240, Page 209 and Book 5221, Page 681.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4158, Page 34.

Easement for Sanitary Sewer, recorded in Book 3531, Page 592.

This is improved property located at 3000 HILLSBORO PIKE #9 Nashville, TN 37215-1344.

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 30th day of November, 2017.

Audrey W. Jones

Audrey W. Jones

Patricia W. Craddock N/K/A

Patricia W. Craddock NKA Patricia W. Bridges by Audrey W. Jones, Attorney-in-Fact

Patricia W. Bridges by Audrey W. Jones, Attorney-in-Fact

Roger Bruce Wojcik by Audrey W. Jones

Roger Bruce Wojcik, by Audrey W. Jones, Attorney-in-Fact

Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Audrey W. Jones,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Patricia W. Craddock NKA Patricia W. Bridges and Roger Bruce Wojcik,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of November, 2017.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

My Commission Expires: _____