Bill Garrett Davidson County
Batch# 36457 DEEDWARR
12/12/2017 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,485.07
20171212-0126710

WARRANTY DEED

KATHRYN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

G-VRES-17-329A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon K. McKnight and Olivia Thompson	NEW OWNER	
(NAME)	(NAME)	**105-16-0F-001.00-CO**
329A Vivelle Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 consideration, the receipt of which is hereby acknowledged, **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON K. MCKNIGHT AND OLIVIA THOMPSON, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Vivelle Residences I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170420-0038923 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Paty Construction, LLC, a Tennessee limited liability company by Warranty deed from Norma H. Taylor, a 50% undivided interest and Cynthia Hicks, a 16.666% undivided interest and Daniel Hicks, a 16.666% undivided interest and Rachel Lewis, a 16.666% undivided interest all as Tenants in Common of record in Instrument No. 20170413-0036175 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 13, 2017.
AND
Being a portion of the same property conveyed to Paty Construction, LLC, a Tennessee limited liability company by Warranty deed from Brian Bequette of record in Instrument No. 20170413-0036155 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 13, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170420-0038923, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170501-0042220, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 108, Chancery Court for Davidson County, Tennessee.
- Restrictions of record in Book 10526, Page 850, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **329A Vivelle Ave, Nashville, Tennessee 37210**.

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), their heirs and 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), their heirs and 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/our hand(s) this the 8th DAY OF DECEMBER, 2017.

Paty Construction, LLC

BY:_____
William Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM PATY BARKSDALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of PATY CONSTRUCTION, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 8th of December, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

