WARRANTY DEED

31279

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of January, 2018.

Notary Public

My Commission Expires: (AFFIX SEAL)

DAVIDSON CO. TENNESSEE NOTARY PUBLIC STATE OF KARA L. WALL My Commission Expires 06

Bill Garrett Davidson County
Batch# 50999 DEEDWARR
01/24/2018 11:32:41 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180124-0007363

THIS INSTRUMENT WAS PREPARED BY

Ortale Kelley Law Firm, 330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHEILA E. WILSON	new owner	108-07-0A
(NAME)	(NAME)	014.00CO
3023 Casa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DAVID FAIRCLOTH, ADMINISTRATOR OF THE ESTATE OF KATHERINE JUANITA FAIRCLOTH**, (authorized to convey without joinder of heirs) hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHEILA E. WILSON, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 14, Lot No. 35 of Patio Villa Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Patio Villa Condominiums of record in Book 5970, Page 829, corrected in Book 6014, Page 978, By-Laws as amended in Book 6406, Page 799, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat of record in Pat Book 5800, Page 145 as being Revision of Lots 35, 36, 37, 38 & 39, Phase One Condominium Site Plan Sections One & Two, Patio Villa (subject property erroneously referred to as Section 5, in Plat Book 5800, Page 335 in prior deeds); together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Juanita K. Faircloth by Warranty Deed from Paul E. Johnson of record in Book 6560, page 610, Register's Office for Davidson County, Tennessee, dated May 16, 1985 and recorded on May 20, 1985. Then, Juanita K. Faircloth conveyed her interest to Glenn Faircloth by Quitclaim Deed from of record in Instrument No. 20000404-0033427 Register's Office for Davidson County, Tennessee, dated March 24, 2000 and recorded on April 4, 2000. (Value of consideration shown in aforementioned deed $0.00.) The said Glenn Faircloth a/k/a Phillip Glenn Faircloth having since died intestate on January 22, 2014, the property succeeding to his heirs, Cynthia Ann Faircloth, Jenny Smith and Brandon Faircloth as referenced in Affidavit of Heirship of record in Instrument No. 20160725-0076235 and as corrected in Instrument No. 20180109-0002992, in said Register's Office. Cynthia Ann Faircloth, Jenny Smith, and Brandon Faircloth conveyed their interest to Juanita K. Faircloth by Quitclaim Deed of record in Instrument No. 20160808-0081811 and as corrected in Instrument No. 20180109-0002993, said Register's Office. The said Juanita K. Faircloth, aka Katherine Juanita Faircloth, died intestate on July 29, 2017, and her estate having been administered by the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 17P-1973. The said David Faircloth, Administrator, having been authorized to convey said property without joinder of the heirs by Order of record in Inst. No. 20180124-0007362, said Register's Office.

BEING unimproved ☐
Improved ☒ property known as: **3023 Casa Drive, Nashville, TN, 37214.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever; and we do covenant with the said GRANTEE 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, their successors 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 WHEREOF, its hands, this 18th day of January, 2018.

DAVID FAIRCLOTH, ADMINISTRATOR OF
THE ESTATE OF KATHERINE JUANITA FAIRCLOTH,
(authorized to convey without joinder of heirs)

BY: David Faircloth
DAVID FAIRCLOTH, ADMINISTRATOR

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DAVID FAIRCLOTH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the ADMINISTRATOR OF THE ESTATE OF KATHERINE JUANITA FAIRCLOTH, (authorized to convey without joinder of heirs) the within named bargainor(s), and that he as such ADMINISTRATOR, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as such Administrator.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2018.

My Commission Expires: 07/02/18

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VG 173023