WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

G-VRES-18-331B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

KGn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2018.

Anderson
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX S

Bill Garrett Davidson County
Batch# 62632 **DEEDWARR**
02/27/2018 09:27:44 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20180227-0018149

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)
Michael Sansom and Bailey Sansom	New Owner	
(NAME)	(NAME)	**P/O 105-16-0-251.00**
331 B 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 **MICHAEL SANSOM AND BAILEY SANSOM, HUSBAND AND WIFE,** 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. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Vivelle Residences II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170420-0038922 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.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 108, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170420-0038922, Register's Office for Davidson County, Tennessee.
- Charter of Vivelle Residences II HOA of record in Instrument Number 20170501-0042224, 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: **331 B 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 23rd DAY OF FEBRUARY, 2018.

Paty Construction, LLC

BY: _____
William Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATY BARKSDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PATY CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of February, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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