This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1452

Bill Garrett Davidson County
Batch# 65013 DEEDWARR
03/05/2018 10:32:04 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25
20180305-0020384

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $492,500.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2018

Notary Public
My Commission Expires: 5/5/2022

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cheryl A. Patten 1342 Rosa L Parks Boulevard Nashville, TN 37208	NEW OWNER	081120B43500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Justin P. Gavin, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cheryl A. Patten**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit T-2 Werthan Lofts IV Condominiums, as established under Master Deed of record as Instrument No. 20070117-0006776, amended as Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20130222-0018099, 20131230-0130918, 20140725-0066210; 20150205-0011062 and 20150225-0016078, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit..

Being the same property conveyed to Justin P. Gavin, single man by Warranty Deed from John M. O'Dell and wife, Sarah P. O'Dell, recorded on the 11th day of June, 2014 in Instrument No. 20140611-0050921, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1342 Rosa L Parks Boulevard, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of February, 2018.

GRANTOR:

Justin P. Gavin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin P. Gavin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2018.

Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY