TN1810151

WARRANTY DEED

Bill Garrett Davidson County
Batch# 66109 **DEEDWARR**
03/07/2018 10:30:16 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180307-0021456

J-BR-18-910

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 THE 5th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-22-18

(AFFIX SEAL)

TAHIRA L. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Carie Bradley	**New Owner**	
(NAME)	(NAME)	
910 Patio Dr.		**108-7-A-25.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **WILLIAM A. BAKER, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARIE BRADLEY, UNMARRIED WOMAN,** 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:

A certain condominium unit and lot in Davidson County, Tennessee, described as follows: Lot Number 3, Unit Number 25, in a Horizontal Property Regime as shown on the condominium site plan of Phase I of Sections One and Two Patio Villa, as of record in Plat Book 5200, Page 458, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to William A. Baker, II, an unmarried man from Jerry Moore, Michelle Seay, and Michael D. Moore, of record at Instrument No. 20160421-0038720, in the Register's Office of Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:

- 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 Phase I of Sections One and Two Patio Villa, as recorded in Book 5200, Page 458 and Book 5200, Page 451, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Patio Villa Condominium of record inBook 5970, Page 829 and corrected in Book 6014, Page 978, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.
- Terms and provisions of by-Laws of Patio Villa Condominium Association, Inc. recorded in Book 6406, Page 799, in the Register's Office of Davidson County, Tennessee .
- Charter of Patio Villa Condominium Association, Inc. recorded in Book 6031, Page 493, in the Register's Office of Davidson County, Tennessee.
- Rules and Regulations recorded in Book 7266, Page 827, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **910 Patio Dr., Nashville, Tennessee 37214**.

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 5th DAY OF MARCH, 2018.

William A. Baker, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. BAKER, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 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

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127