WARRANTY DEED

Bill Garrett Davidson County
Batch# 70452 DEEDWARR
03/19/2018 10:12:21 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20180319-0025475

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 11/9/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda W. Bellamy	Linda W. Bellamy	161140B10000CO
(NAME)	(NAME)	
100 Highland Villa Drive	100 Highland Villa Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Webster, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linda W. Bellamy, married,** hereinafter called the GRANTEES, 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 No. 100, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws of record in Book 7278, Page 312; as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Pages 265, 268, and 271, and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attaches as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Patricia Webster by Warranty Deed from Gayle Felts, Executrix of the Estate of Minnie E. Peek, deceased, and Trustee of the Testamentary Trust Established by the Last Will and Testament of Minnie E. Peek, Dorothy Haywood, Barbara Shelton, Scott Reese, Sandra Reese Vance and Gayle Felts, recorded on December 10, 2014, of record in Instrument No. 20141210-0113109, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 100 Highland Villa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 14 day of March, 2018.

Patricia Webster

Patricia Webster

State of Alabama
County of Baldwin

Personally appeared before me Patricia Webster, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of March, 2018.

Notary Public
My Commission Expires: 08/21/2021

File No.: 12740

Thomas Wiggins
Notary
My Commission
Expires August 21, 2021
Public
State of Alabama at Large