PREPARED BY:
RETURN TO:
[illegible] TITLE [illegible] ROW CORP
5107 M[illegible] WAY
[illegible]
BRENTWOOD, TN 37027

Bill Garrett Davidson County
Batch# 93007 DEEDWARR
05/16/2018 10:39:38 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180516-0046656

Warranty Deed

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2018. Notary Public My commission expires: 3/24/2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelsie E. Bottiggi	NEW OWNER	
401 Patina Circle		091-14-0-B-001.00CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CARRIE SMITH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELSIE E. BOTTIGGI, UNMARRIED**, 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 Lot No. 1 on the Plan of First Revision Patina, a Traditional Neighborhood Development, of record in Plat at Instrument No. 20040707-0080650, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except a portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20140707-0059658, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Real property located in Nashville and Davidson County, Tennessee, being 6 feet in width, lying east of and adjacent to the existing right-of-way at the northeast quadrant of the intersection of Orlando Avenue and Patina Circle (north) and containing and area of 633 square feet, more or less, as shown on the "Right-of-Way Exhibit" attached to the above referenced deed to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Jason A. Iskarpatyoti, an unmarried man by Warranty Deed from Mark William Young, unmarried, of record in Instrument No. 20100407-0026046, Register's Office for Davidson County, Tennessee, dated April 2, 2010 and recorded on April 07, 2010.

Being a portion of the same property conveyed to Carrie Smith, an unmarried woman by Warranty Deed from Jason A. Iskarpatyoti, an unmarried man, of record in Instrument No. 20160420-0038481, Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 20, 2016.

Being also known as 401 Patina Circle Nashville, Tennessee 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 401 Patina Circle, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2018.

Carrie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 15th day of May, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018