Bill Garrett Davidson County
Batch# 118004 DEEDWARR
07/18/2018 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,247.75
20180718-0070002

#34371

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34371-07-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $607,500.00. Affiant Subscribed and sworn to before me this 17th day of July, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bill Turner, Cheryl Turner 1815 A Shackleford Road Nashville, TN 37215	New Owners	Map and Parcel No.: 131 03 1 J 001 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Patterson, IV and wife, Caroline M. Patterson** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bill Turner and Cheryl Turner, husband and wife** ("Granteestheir heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1815 A Shackleford Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they afre lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of July, 2018.

James T. Patterson, IV

Caroline M. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Patterson, IV and Caroline M. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. "A", together with the appurtenant interest in the common elements of Shackleford Road Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plan attached as Exhibit "C" to the aforementioned Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to James T. Patterson, IV and wife, Caroline M. Patterson by deed dated January 29, 2015 from HR Properties of Tennessee, a Tennessee general partnership, appearing as Instrument No. 20150130-0009093, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantees. Map and Parcel No. 131 03 1 J 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration Of Covenants, Conditions and Restrictions (and By-Laws) for Shackleford Road Townhomes, of record in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit C to the Declaration of record in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

