# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 132401 **DEEDWARR**
08/23/2018 03:44:14 PM 2 pgs
Fees: $13.00 Taxes: $469.90

20180823-0083831

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0599

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Claire P. Paul | new owner | #108030A02700 |
| (NAME) | (NAME) | |
| 1000 Patio Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($127,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**DEBORAH YOUNG, SOLE HEIR OF THE ESTATE OF JESSICA START**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**CLAIRE P. PAUL , UNMARRIED,**

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 27, Lot No. 17, on the Plan of Phase Two, Section Three, Patio Villa Condominium Site Plan, of record in Plat Book 5200, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Start, unmarried, by deed from Sally J. Brown and J. Mark Hibbert and Susan E. Munz of record in Instrument 20160216-0014491, Register's Office for said County, dated February 11, 2016. The said Jessica Start died intestate on November 28, 2017, leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument 20180823-0083830, said Register's Office. See also Probate No. 18P72 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5970, Page 829, re-recorded and corrected in Book 6014, Page 978; Book 5970, Page 861, re-recorded in Book 6015, Page 11, and amended in Book 6406, Page 799, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 495, said Register's Office; (3) Rules and Regulations of record in Book 7266, Page 827, said Register's Office; (4) Water Main Easement of record in Book 6021, Page 919; Book 6165, Page 742 and Book 6422, Page 60, said Register's Office; (5) Sewer Easement of record in Book 6021, Page 914, Book 6165, Page 747, Book 6021, Page 843, Book 6422, Page 55, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BK-18-1000

unimproved ☐
This is improved ☒ property, known as 1000 Patio Drive, Nashville, TN 37214
(House No.) (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 our hands this 16 day of August, 2018.

Deborah Young

STATE OF MICHIGAN
COUNTY OF Kent

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

Witness my hand and official seal this, 16 day of August, 2018.

My Commission Expires: 01/03/2024

Notary Public

BRIANNA MERDZINSKI, Notary Public
State of Michigan, County of Kent
My Commission Expires 01/03/2024
Acting in the County of Kent

BRIANNA MERDZINSKI NOTARY PUBLIC KENT COUNTY, MI