(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817512

Karen Y Johnson Davidson County
Batch# 141281 DEEDWARR
09/17/2018 10:57:45 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20180917-0091880

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $299,000.00.

Shelly M Walling
Affiant

Subscribed and sworn to before me, this 12th day of September, 2018.

Notary Public
My Commission Expires: 8.4.20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kate Marie Patton 4505 Harding Pike #103 Nashville TN 37205	New Owner	Tax Parcel ID No. 116 03 0B 103.00 CO

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, **David L Eagan, Jr** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate Patton, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain interest in land in Davidson County, State of Tennessee, and described as follows:

Being Unit Number 103 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, Page 972, et seq., in said Register's Office. Said Unit is also known as Apartment 103.

Being the same property conveyed by Quitclaim Deed from Janice T. Eagan and James Richard Thurston to David L. Eagan, Jr., as recorded on the 24th day of January, 2018 in Instrument No. 20180124-0007217; Affidavit of Heirship in Instrument No. 20180124-0007216 and Royal Oaks Condominium Unit Warranty Deed from Royal Oaks Limited Partnership, an Illinois limited partnership to M. Ruth Thurston, unmarried, as recorded on the 18th day of December, 1978 in Deed Book 5376, Page 347, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 45, 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 4505 Harding Road Homeowners' Association Condominium of record in Book 5282, Page 972, as amended by instrument(s) of record in Book 5673, Page 622; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4505 Harding Road Homeowners' Association Condominium of record in Book 5282, Page 972, as amended by instrument(s) of record in Book 5673, Page 622; 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.

Charter of 4505 Harding Road Homeowners' Association recorded in Book 5282, Page 501.

Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4835, Page 964.

Easement and other rights contained in deed recorded in Book 5144, Page 244.

Easements and Reservations contained in deed recorded in Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524.

Easement reservation contained in Instrument recorded in Book 3165, Page 607.

Easement upon that portion of Lot 2 on the Plan of Royal Oaks which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and recorded in Book 4668, Page 986.

Easement upon the Southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, by deed from Royal Oaks Limited.

This is improved property located at 4505 Harding Pike #103 Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 12th day of September, 2018.

David L Eagan, Jr.

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David L Eagan, Jr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2018.

Notary Public

My Commission Expires: 11.2.2019

ASHLEY MISKEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY