RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 2-18-2958

Karen Y Johnson Davidson County
Batch# 150464 DEEDWARR
10/10/2018 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20181010-0100503

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Kristina Nicole Luethge
Affiant

Subscribed and sworn to before me this 5th day of October, 2018.

Amanda Vaughn
Notary Public
My commission expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kristina Nicole Luethge 810 Patio Court Nashville, TN 37214	IberiaBank dba IberiaBank Mortgage 12719 Cantrell Rd., Ste 200 Little Rock, AR 72223	108-03-0A-006.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Emily J. Hailey, a single woman, and Christy A. Coble, a single woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kristina Nicole Luethge, a married woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6, Unit No. 6, in a Horizontal Property Regime as shown on the condominium Site Plan of Phase Two, Section Three, Patio Villa, of record in Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bessie G. Lynch by deed dated May 25, 2004, from Shauna L. Dooley f/k/a Shauna L. Pewitt and husband, Jeffery Dooley, of record in Instrument No. 20040602-0064496, Register's Office for Davidson County, Tennessee. Bessie G. Lynch died leaving Emily Jo Hailey and Christy Ann Coble as heirs, as evidenced by Affidavit of Heirship of record in Instrument No. 20170622-0062713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Patio Villa of record in Plat Book 5200 Page 495, Register's Office for Davidson County, Tennessee.

2. Avigation Easement and Contract of record in Book 9550 Page 89.

3. Rules and Regulations of record in Book 7266 Page 827.

4. Charter for Patio Villa Condominium Association of record in Book 6031 Page 493

5. ByLaws of record in Book 5970 Page 861 and amended in Book 6406 Page 799.

6. Subject to the Covenant, Condition, or Restriction, recorded in Book 5970 Page 829, re-recorded in Book 6014 Page 978, the official records of Davidson County Register of Deeds.

This property is improved property known as 810 Patio Court, Nashville, TN 37214

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of October, 2018.

Emily J. Hailey

Christy A. Coble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2018, before me personally appeared Emily J Hailey and Christy A Coble, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 4th day of October, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)