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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180917851**<br><br>Karen Y Johnson Davidson County<br>Batch# 155432 **DEEDWARR**<br>10/31/2018 10:46:16 AM 2 pgs<br>Fees: $13.00 Taxes: $939.80<br>20181031-0107766 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is:$254,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this30th day of October, 2018.<br><br>Notary Public<br>My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022 |

## WARRANTY DEED

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| Address New Owner:<br>Clayton Daniel Davis<br>7277 Charlotte Pike #227<br>Nashville TN 37209 | Send Tax Bills To:<br>~~New Owner~~ JPMorgan Chase Bank<br>P.O.Box 78420<br>Phoenix, AZ 85062-8420 | Tax Information:<br>Tax Parcel ID No.<br>114-08-0C-084.00CO |

**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, **Lindsey Patrick, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton Daniel Davis, unmarried**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 81 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Associations, Inc. of record in Instrument #20041221-0151636, on a plan of West Park, Phase Two of record in Instrument #20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lindsey Patrick, an unmarried woman by Warranty Deed from Thomas R. Vorholt and Connie L. Vorholt, husband and wife, recorded on the 12th day of October, 2015 in Instrument No. 20151012-0103425, 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 recorded in Instrument Nos. 20040624-0075136 and 20041112-0136248 (Boundary).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040304-0024541; 20041221-0151636; 20050222-0018812 and 20060202-0013378.

Easement for Overhang for Electric Power Lines & Incidental use over a portion of the property granted to the Metropolitan Government by the Eldorado Company, recorded in Book 6301, Page 684.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20030530-0073233 and 20051123-0141922.

Quitclaim Deed for common areas recorded at Instrument No. 20120731-0067330.

This is improved property located at 7277 Charlotte Pike #227 Nashville TN 37209

**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 30th day of October, 2018.

Lindsey Patrick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey Patrick, 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 30th day of October, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022