WARRANTY DEED

Karen Johnson Davidson County
Batch# 190861 DEEDWARR
02/01/2019 10:43:28 AM 2 pgs
Fees: $13.00 Taxes: $510.60

20190201-0009769

J-MEC-19-902-H

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neville Morgan Simpson	New Owner	
(NAME)	(NAME)	**108-07-0A-029.00-CO**
902 Patio Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEC CONSTRUCTION, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEVILLE MORGAN SIMPSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *unmarried

Being Unit 29 of Patio Villa Condominiums, Phase I, Section One and Two, as of record in Book 5200, Pages 451, page 458, said Register's Office for said County, as described in the Master Deed Establishing Horizontal Property Regime of Patio Villa Condominiums, of record in Book 5970, page 829, as re-recorded in Book 6014, Page 978, said Register's Office, being a Horizontal Property Regime, together with all rights, interest and appurtenances thereto including but not limited to the undivided interest in the common elements thereof, as set out in aforesaid Master Deed, of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, Register's Office for said County.

Being the same property conveyed to MEC Construction LLC by General Warranty deed from Lori L. Harris, unmarried of record in Instrument No. 20181105-0109653 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 451 and 458, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa of record in Book 5970, Page 829, and re-recorded in Book 6014, page 978 and Amendment of Bylaws of record in Book 6406, page 799, Register's Office for Davidson County, Tennessee.
- Patio Villa Rules and Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 6021, Page 914 and 919 and Book 6165, page 742, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order Easement of record in Book 8463, Page 421, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area/Open Space to the HOA of record in Book 6155, Page 236, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 Patio Dr., Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JANUARY, 2019.

MEC Construction, LLC

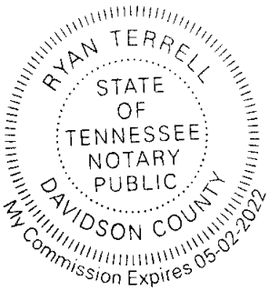
BY: _____
William Coffee
Sole Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM COFFEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE OWNER of MEC CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE OWNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212