Karen Johnson Davidson County
Batch# 202085 DEEDWARR
03/05/2019 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20190305-0020137

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34604-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $329,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2019. Notary Public My Commission Expires:

GERALD R. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 1, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Winton P. Bacon 1317B Pillow Street Nashville, TN 37203	Renansant Bank ISAOA ATIMA Central Loan ADMIN PO Box 202028 Florence, SC 29502-2028	Map and Parcel No.: 105 07 2 I 002 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, **J. Richard Bacon,** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Winton P. Bacon,** unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1317B Pillow Street, Nashville, TN 37203.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of February, 2019.

J. Richard Bacon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires:

10-7-2019



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1317 Pillow Street Commons, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20180215-0015092, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by deed dated January 6, 2014 from Dan Cooke, an unmarried man of record in Instrument No. 20140107-0001531, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 20, 2018, of record in Instrument No. 20180405-0032114, Register's Office for Davidson County, Tennessee, Cottage Partners, LLC, a Tennessee limited liability company conveyed subject property to J. Richard Bacon, married. By Quitclaim Deed dated February 8, 2019 of record in Instrument No. 20190212-0013125, Register's Office for Davidson County, Tennessee, J. Richard Bacon, married, conveyed subject property to Wesley B. Bacon, unmarried, and Parker Bacon, unmarried, as joint tenants with right of survivorship. By Quitclaim Deed dated February 26, 2019 of record in Instrument No. 20190227-0017735, Register's Office for Davidson County, Tennessee, Wesley B. Bacon, unmarried, and Parker Bacon, unmarried, conveyed subject property to J. Richard Bacon, married.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 105 07 2 I 002 00CO. (Estimated to be $2,594.99)
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1317 Pillow Street Commons, of record in Instrument No. 20180215-0015092, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration in Instrument No. 20180215-0015092, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Minute Book N, page 241, County Court for Davidson County, Tennessee.

WPB

True Copy Certification

I, KELLY E. COX, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

