WARRANTY DEED

Karen Johnson Davidson County
Batch# 217155 DEEDWARR
04/12/2019 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $503.20
20190412-0033755

JM-VRES-19-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020 (AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
Edith J. Walls	**Citizens Bank, N.A., A National Banking Association**	
(NAME) **912 Patio Drive**	(NAME) **One Citizens Plaza**	**108-03-0A-001.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Providence, RI 02903**	
(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, **AMANDA STANLEY ADAMS, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDITH J. WALLS, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee. Being Lot No. 4, Unit 1, on the plan of Phase Two, The Condominium Site Plan, Section Three, Patio Villa, according to plat and survey appearing of record in Plat Book 5200, page 495 and in Master Deed and By-Laws of record in Book 5970, page 829, re-recorded or record in Book 6014, page 978, Register's Office for Davidson County, to which plat and Master Deed reference is hereby made for more complete details of location and description of said Lot and Unit.

Being the same property conveyed to Amanda Stanley Adams by Warranty deed from Karen J. Talley, unmarried of record in Instrument No. 20150610-0054858 Register's Office for Davidson County, Tennessee, dated June 09, 2015 and recorded on June 10, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5970, Page 829 and Book 6014, Page 978, Register's Office for Davidson County, Tennessee.
- HOA By-Laws of record in Book 5970, Page 861 and Book 6406, Page 799, in the Register's Office for Davidson County, Tennessee.
- HOA Rules of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.
- Deed for Common Elements of record in Book 6155, Page 236 and Book 6155, Page 234, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easements of record in Book 6021, Page 914, Book 6165, Page 747, Book 6021, Page 843 and Book 6422, Page 55, in the Register's Office for Davidson County, Tennessee.
- Water Easements of record in Book 6021, Page 919, Book 6422, Page 60 and Book 6165, Page 742, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 912 Patio Drive, 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 9th DAY OF APRIL, 2019.

Amanda Stanley Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA STANLEY ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY