WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

W-PE-19-3529

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 238243 **DEEDWARR**
06/04/2019 09:12:58 AM 2 pgs
Fees: $13.00 Taxes: $521.70

20190604-0052938

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Patricia Ethridge	New Owner	
(NAME)	(NAME)	**136-10-0B-084.00**
3529 Seneca Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **WALTER ETHRIDGE,** VRMARIED, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA ETHRIDGE, 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:

Being Lot No. 21, Unit No. 21-A, A Revision of Lots 21-32, 39 and 40 on Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Book 6250, Page 49, amending Book 5200, Page 626, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary J. Sturdivant, unmarried by Warranty Deed from Cary Enterprises, Inc. of record in Book 6823, Page 463, Register's Office for Davidson County, Tennessee, dated March 31, 1986 and recorded on April 05, 1986. Mary J. Sturdivant died November 26, 2018, her Last Will and Testament admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 18P2129.

Being the same property conveyed to Walter Ethridge by Quitclaim Deed from Betty G. Robinson, a married woman of record in Instrument No. 20190415-0034289, Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 15, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Book 6250, Page 49 and Book 5200, Page 626, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Priest Lake Forestof record in Book 5931, Page 645, Book 6145, Page 435, Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6145, Page 433, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee.
- Common Area conveyed to HOA of record in Book 9735, Page 744, 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: **3529 Seneca Forest Drive, Nashville, Tennessee 37217**.

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 MAY, 2019.

Walter Ethridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER ETHRIDGE, 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 30th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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