THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190721505** Karen Johnson Davidson County Batch# 263045 DEEDWARR 07/29/2019 08:18:43 AM 2 pgs Fees: $13.00 Taxes: $517.63 20190729-0074062	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $139,900.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2019. Notary Public My Commission Expires: 7/3/23 Karen B. Heavener State of Tennessee Notary Public Davidson County

WARRANTY DEED

Address New Owner: Rachel E. Arnold 806 Patio Court Nashville TN 37214	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 108-03-0A-004.00-CO

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, **Kevin E. Whitlock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel E. Arnold , an unmarried woman**, ("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, being Lot No. 5, Unit 4, in a horizontal property regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et. seq. of the Tennessee Code Annotated and the By-Laws of the Administration thereof; all restrictions, easement, etc., rights and interest in favor of other unit owner; options, burdens, assessments, and undertakings, etc. contained in the Master Deed of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, said Register's Office.

Being the same property conveyed to Kevin E. Whitlock, unmarried by Warranty deed from Paul Sexton and wife, Traci Lynn Sexton of record in Instrument No. 20010712-0074310 Register's Office for Davidson County, Tennessee, dated June 27, 2001 and recorded on July 12, 2001. (Value of consideration shown in aforementioned deed $69,900.00.) Being also known as 806 Patio Court 4 Nashville, Tennessee 37214.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5970, Page 829 and Book 6014, Page 978, and Book 7489, Page 720, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex,

handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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.
Avigation Easement and Contract of record in Book 9107, Page 979, 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.

This is improved property located at 806 Patio Court Nashville TN 37214

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 26th day of July, 2019.

Kevin E. Whitlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin E. Whitlock, 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 26th day of July, 2019.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY