RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

This instrument was prepared by:
Cunningham, Mitchell & Rocconi
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040
(931) 552-1480

Karen Johnson Davidson County
Batch# 288066 DEEDWARR
09/19/2019 09:11:48 AM 2 pgs
Fees: $13.00 Taxes: $788.10

20190919-0095026

DARYL S. PATER

TO: DEED

MARIA PROIA

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, DARYL S. PATER, Grantor, has this day bargained and sold and does hereby transfer and convey unto MARIA PROIA, an unmarried woman, Grantee, her heirs and assigns forever the following described real estate in Davidson County, Tennessee, to-wit:

Being Unit 5740, on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, Pages 376 & 377, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, Page 915; and as amended in Book 5868, Page 70, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Restrictive Covenants of record in ORBV 5818, Page 915; and as amended in Book 5868, Page 70, all in the Register's Office for Davidson County, Tennessee (3) Easements for Sewer Lines of record in Book 5878, Page 461; Easement for Water Mains of record in Book 5878, 489, in the Register's Office for Davidson County, Tennessee (4) all applicable zoning ordinances (5) utility, sewer, drainage and other easements of record, (6) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (7) building restrictions, and (8) other matters of public record, in the Register's Office for Montgomery, Tennessee.

Being the same property conveyed to grantor by deed of record in Document Number 20021204-0148954, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel # 160-14-0D-021.00 in the Davidson County Tax Assessor's Office.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said MARIA PROIA, an unmarried woman, Grantee, her heirs and assigns forever.

GRANTOR COVENANTS that he has lawfully seized and possessed of said real estate, that he has a good and lawful right to convey the same, that it is unencumbered, that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantee.

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 hereunto signed on this 17 day of September, 2019.

DARYL S. PATER
GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DARYL S. PATER, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 17 day of September, 2019.

My Commission Expires 04/15/2020

Notary Public

LARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires:

Name & Address of Property Owner:

Maria Beth Proia
5740 Stone Brook Drive
Brentwood, TN 37027

Name & Address of Person Responsible for Payment of Taxes (if different)

New owner

STATE OF TENNESSEE, MONTGOMERY COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $213,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 19 day of September, 2019.

NOTARY PUBLIC

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

My Commission Expires: 5-9-2023

24838