Karen Johnson Davidson County
Batch# 389189 DEEDWARR
04/21/2020 10:13:48 AM 2 pgs
Fees: $13.00 Taxes: $573.13
20200421-0041506

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1226TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of April, 2020.

Notary Public

Commission Expiration: 12/22/2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Timothy Shannon Walker and Lori Janette Rowton 935 Patio Dr. Nashville, TN 37214	Bancorp South Bank. P.O Box 3356 Tupelo, MS 38803-3356	108-03-0A-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Stewart and Joyce Stewart Husband and Wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Shannon Walker and Lori Janette Rowton Husband and Wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 935 Patio Dr., Nashville, TN 37214, County of Davidson

BEING a certain condominium apartment in Davidson County, Tennessee, described as Lot 24, Unit 39, Patio Villa, a Condominium, a Horizontal Property Regime, as shown on the plat of Phase II of Section Three, Condominium Site Plan, Section Three, Patio Villa, recorded in Book 5200, page 494 & 495, said Register's Office, and described in a Mater Deed recorded in Book 5970, page 829, re-recorded in Book 6014, page 978, as amended in Book 7266, page 827, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments, contained in said Master Deed and the Bylaws Appended thereto (Bylaws of record in Book 6406, page 799, said Register's Office) are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John Stewart and Joyce Stewart, husband and wife, by Warranty Deed from William Ellis, an unmarried man, dated 04/25/2008 and recorded 05/28/2008 in Instrument No. 20080528-0054157, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 108-03-0A-039.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 935 Patio Dr., Nashville, TN 37214

LTE File No.: 20-1226TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 17th day of April, 2020.

John Stewart

Joyce Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2020, before me personally appeared **John Stewart and Joyce Stewart Husband and Wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 17th day of April, 2020.

Notary Public

Commission Expiration: 12.05.2020

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5