G#33380-2 BOX #14

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **~~Record & Return To:~~** **First Title & Escrow Co., Inc.** **FTEC File No. 35528-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $798,511.00. Affiant Subscribed and sworn to before me this 21st day of July, 2020. Notary Public My Commission Expires: 1/17/21 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Judith Theilemann Tambourine 4104A Lone Oak Road Nashville, TN 37215	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117150H00100CO

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, Gary A. Horner-Patterson, formerly known as **Gary A. Patterson, and John C. Horner-Patterson, formerly known as John C. Horner**, a married couple ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Judith Thielemann Tambourine,** an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4104A Lone Oak Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 442333 **DEEDWARR**
07/22/2020 12:36:54 PM 3 pgs
Fees: $18.00 Taxes: $2,954.49

20200722-0080501

IN WITNESS WHEREOF, Grantors have executed this instrument on the 21st day of July, 2020.

Gary A. Horner- Patterson

John C. Horner-Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Gary A. Horner-Patterson, formerly known as Gary A. Patterson, and John C. Horner-Patterson, formerly known as John C. Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of Birdhaven Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Birdhaven Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060601-0064670, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Birdhaven Townhomes, shown on Exhibit "A" to the said Declarations of record in Instrument No. 20060601-0064670, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Gary A. Patterson and John C. Horner, joint tenants with right of survivorship, by Warranty Deed dated August 25, 2006, from Classic Design Homes Inc., of record in Instrument No. 20060905-0109143, Register's Office for Davidson County, Tennessee. The parties having married and are now known as Gary A. Horner-Patterson and spouse, John C. Horner-Patterson, as tenants by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 117150H00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Birdhaven Townhomes, of record in Instrument No. 20060601-0064670, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit A to the Declaration in Instrument No. 20060601-0064670, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 30, Register's Office for Davidson County, Tennessee.