2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

G-VRES-20-1109

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicole C. Daniel	Wells Fargo Bank	
(NAME)	(NAME)	
1109 Glenwood Avenue	P.O. Box 51162	**131-04-0-206.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Los Angeles, CA 90051-5462	
(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, **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE C. DANIEL, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of M.N. Young's Park View Subdivision of record in Plat Book 547, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paty Construction LLC, a Tennessee limited liability company by warranty deed from David Dorris, married of record in Instrument No. 20191105-0113820 Register's Office for Davidson County, Tennessee, dated May 11, 2019 and recorded on May , 27, 2020.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 173, 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: **1109 Glenwood Avenue, Nashville, Tennessee 37204**.

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.

Karen Johnson Davidson County
Batch# 446841 DEEDWARR
07/30/2020 12:08:16 PM 2 pgs
Fees: $13.00 Taxes: $7,307.50
20200730-0084128

Witness my/our hand(s) this the 29th DAY OF JULY, 2020.

Paty Construction, LLC

BY: _____
Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATY BARKSDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PATY CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of July, 2020.

_____ KATE NYQUIST
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 11-8-2021

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