WARRANTY DEED

Karen Johnson Davidson County
Batch# 493917 DEEDWARR
10/12/2020 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $577.20
20201012-0118281

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0872

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Glenda S. Renick, unmarried	NEW OWNER	Map: 108030A01700CO
(NAME) 2905 Harbour View Dr.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS ($156,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLIE C. WILSON, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GLENDA S. RENICK, UNMARRIED,

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:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit No. 17, which is located on Lot No. 12 on the Plan of Phase Two of the Condominium Site Plan for Section Three, Patio Villa, as shown on the plat of the same of record in Plat Book 5200, Page 495, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property, together with the appurtenant interest in common elements of Patio Villa, a horizontal property regime established by Master Deed, of record in Book 5970, Page 829, as re-recorded in Book 6014, Page 978, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlie C. Wilson, by deed from David L. Thompson, of record in Instrument No. 20141210-0112961, dated December 8, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 495, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Book 6155, Page 234 and Book 6155, Page 236, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee; (5) Rules and Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee; (6) Water Main Easement of record in Book 6021, Page 919 and Book 6165, Page 742, in the Register's Office for Davidson County, Tennessee; (7) Sewer Easement of record in Book 6021, Page 914, Book 6165, Page 747, Book 6021, Page 843, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5970, Page 829, re-recorded and corrected in Book 6014, Page 978, Book 5970, Page 861, re-recorded in Book 6015, Page 11 and amended in Book 6406, Page 799, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 932 Patio Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 9th day of October, 2020.

Charlie C. Wilson

STATE OF ILLINOIS
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie C. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this. 9th day of October, 2020.

My Commission Expires:

Angie Custer
Notary Public

OFFICIAL SEAL
ANGIE CUSTER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 16 2024

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

