WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

R-AVE-20-6666-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

KB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES: OCTOBER 8, 2021

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)
Susan B. Patton and William Curtis Patton	**New Owner**	
(NAME) **6666 Brookmont Terrace #604**	Karen Johnson Davidson County Batch# 501514 **DEEDWARR** 10/26/2020 11:09:05 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20201026-0123727	**129-14-0A-063.00CO**
(ADDRESS) **Nashville, TN 37205**		
(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, **CARSON KELLY AND WIFE, BARBARA KELLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN B. PATTON AND WILLIAM CURTIS PATTON, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Apartment Unit No. 604, of Wessex Towers Condominium Created under Title 64, Section 2701 et seq, as amended, Tennessee code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, and amended in Book 5599, Page 39, Book 5792, Page 982 and Book 6478, Page 742, Register's Office for Davidson County, Tenenssee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, as amended. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Carson Kelly and wife, Barbara Kelly by Warranty deed from Howard Rosen, married and Gayle Rosen, married of record in Instrument No. 20060505-0052684 Register's Office for Davidson County, Tennessee, dated May 01, 2006 and recorded on May 05, 2006. (Value of consideration shown in aforementioned deed $215,000.0.) Being also known as 6666 Brookmont Terrace #604 Nashville, Tennessee 37205.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 142, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominium of record in Book 5414, Page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-60065008 and Appointment of Successor Trustee recorded in Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5412, Page 451, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Building and Rooftop Lease Agreemen of record in Instrument Number 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20011127-0129399, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 10454, Page 553, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6666 Brookmont Terrace #604, Nashville, Tennessee 37205**.

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.

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2020.

Carson Kelly

Barbara Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARSON KELLY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA KELLY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
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