WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

MY COMMISSION EXPIRES:

J-SB-MG-20-813

(AFI Karen Johnson Davidson County
Batch# 501691 DEEDWARR
10/26/2020 02:11:31 PM 2 pgs
Fees: $13.00 Taxes: $636.40

20201026-0123971

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)
McLeod Properties, LLC	**New Owners**	
(NAME)	(NAME)	**142-6-C-49.00CO**
202 Long Valley Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **PATRICIA A. ARMSTRONG, married,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCLEOD PROPERTIES, LLC,** 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 part of the Plan of Doral Country Villa Condominiums, Section 6, as of record in Book 5200, Page 32, Registers Office for Davidson County, Tennessee, and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villas Condominiums, Section 6, as of record in Book 5011, Page 395, as amended in Book 5260, Page 769, made applicable to Section 6 in Book 5260, Page 767, and re-recorded in Book 5260, Page 817, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Armstrong by Quitclaim Deed from Patricia A. Fair, being the same person as Patricia A. Armstrong, recorded December 31, 2009 in Instrument No. 20091231-0119036, corrected by Scrivener's Affidavit of record in Instrument No. 20101029-0086771, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia A. Fair, unmarried, by Warranty Deed from The Equitable Life Assurance Society of the United States, a New York Corporation, recorded March 30, 1982 in Book 5866, Page 994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 5200, Page 32, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa of record in Book 5260, Page 767, Book 5011, page 395; Book 5260, page 769 and Book 5260, Page 817, Register's Office for Davidson County, Tennessee.
- By-Laws of Doral Country Villa of record in Book 5011, Page 429 and amended in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Charter of Doral Country Villa Homeowner's Association of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20180611-0055670, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument No. 20151130-0120647, 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.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Bellevue Road, Nashville, Tennessee 37221**.

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.

JOSEPH B. ARMSTRONG, spouse of, PATRICIA A. ARMSTRONG, joins in this conveyance to convey any and all marital interest he may have unto the above-described property.

Witness our hand(s) this the 20 DAY OF OCTOBER, 2020.

Patricia A. Armstrong

Joseph B. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA A. ARMSTRONG and JOSEPH B. ARMSTRONG, the within named bargainor, 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 and official seal, this the 20 of October, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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