WARRANTY DEED

File #2020103363

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,700.00

Tammy A Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2020.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 507726 DEEDWARR
11/03/2020 09:41:51 AM 2 pgs
Fees: $13.00 Taxes: $472.49

20201103-0128306

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caprice Palmer and Deborah Campbell	NEW OWNER	108-03-0A-007.00 CO
(NAME)	(NAME)	
6275 Beckwith Road	6275 Beckwith Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Joe W. Clymer, Jr and wife, Margaret H. Clymer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caprice Palmer and Deborah Campbell, as joint tenants, with rights of survivorship,** 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 in Davidson County, Tennessee, being Lot No. 7, Unit No. 7, in a Horizontal Property Regime as shown on the Condominium Site Plan of Patio Villa, Phase II, Section 3, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Patio Villa Condominiums, as of record in Book 5200, Page 495, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Joe W. Clymer Jr and wife, Margaret H. Clymer by Quitclaim deed from Joe W. Clymer Jr of record in Instrument No. 20050608-0065714 Register's Office for Davidson County, Tennessee, dated June 01, 2005 and recorded on June 08, 2005.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 5800, Page 145, 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 Patio Villa Condominiums of record in Book 5970, Page 829, corrected in Book 6014, Page 978, By-Laws as amended in Book 6406, Page 799, Register's Office for Davidson County, Tennessee.; Charter for HOA of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.; Patio Villa Rules and Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **807 Patio Court, Nashville, TN 37214**
(House Number) (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 30th day of October, 2020.

Joe W. Clymer, Jr

Margaret H. Clymer

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared Joe W. Clymer, Jr. and Margaret H. Clymer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October, 2020.

Notary Public

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128