Karen Johnson Davidson County
Batch# 522323 DEEDWARR
12/01/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $811.78
20201201-0139237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,400.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20TH~~ 23rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor Patteson	Wings Financial Credit Union	Parcel ID: 117 03 0A 145.00
(NAME) 3000 Hillsboro Pike, Apt. 145	(NAME) 14985 Glazier Ave Suite 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Apple Valley, MN 55124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J. Austin Becton, married and Blake Tidwell, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Patteson, a single woman**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 145 of Versailles Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Tennessee, as shown on the plat of Versailles Apartments, Condominium apartments, recorded in Plat Book 5050, Page 80, amended in Book 5171, Page 153, said Register's Office and described in a Master Deed and Bylaws recorded in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641 and re-recorded in Book 5667, Page 375, and further amended in Book 7770, Page 955 and Book 8434, Page 719, said Register's Office, to which reference is hereby made.

Being the same property conveyed to J. Austin Becton, married and Blake Tidwell, single, as tenants in common, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20120105-0001082, in the Register's Office of Davidson County, Tennessee, dated December 29, 2011 and recorded on January 05, 2012.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, of record in Instrument No. 20110718-0054808, in the Register's Office of Davidson County, Tennessee, dated March 23, 2011 and recorded on July 18, 2011.

Being the same property conveyed to Jessica L. Douglass, unmarried, by Warranty Deed from Dave Costin, unmarried, of record in Instrument No. 20061121-0144717, in the Register's Office of Davidson County, Tennessee, dated November 17, 2006 and recorded on November 21, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3000 Hillsboro Pike, Apartment 145, Nashville, TN 37215

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 20 day of Nov, 2020

J. Austin Becton

Blake Tidwell

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named J. .Austin Becton and Blake Tidwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

