Box #14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 553986 DEEDWARR
01/14/2021 09:26:50 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20210114-0006314

G-VRES-20-6007A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/2024
(AFFIX SEAL)

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Michelle Gee** | **Highland Residential Mtg. LTD** | |
| (NAME) | (NAME) | |
| **6007 A California Avenue** | **12001 N. Central Expressway Suite 750** | **091-02-0-206.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Dallas TX 75243** | |
| (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, **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE GEE, AN UNMARRIED WOMAN**, 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 Unit No. A as shown on Exhibit "B" of 6007 California Avenue, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20200117-0006524, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Paty Construction, LLC by Warranty deed from John Aaron Holt and wife, Judy C. Holt of record in Instrument No. 20170112-0003454 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 12, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200117-0006524, Register's Office for Davidson County, Tennessee.
- Charter for the 6007 California Avenue of record in Instrument Number 20200129-0010775, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4655, Page 16 and Book 4655, page 26, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer in the City of Nashville of record in Book 2443, Page 288, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2443, Page 330, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20200818-0092760, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6007 A California Avenue, Nashville, Tennessee 37209**.

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 7th DAY OF JANUARY, 2021.

Paty Construction, LLC

BY:_____
William Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATY BARKSDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PATY CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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