RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210100017

Karen Johnson Davidson County
Batch# 594013 DEEDWARR
03/17/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $510.60
20210317-0035275

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of February, 2021

Notary Public

MY COMMISSION EXPIRES:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony L. Patton **500 Paragon Mills Rd H6** **Nashville, TN 37211**	New Owner	**133 11 0A 052.00 CO**

FOR AND IN 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, WE,

Richard L. Bartley Sr. and Quinetta Bartley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony L. Patton

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 Unit No. H-6 of Canterbury Hall Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, Page 255, as amended by Amendment to Master Deed of record in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, and as shown on a Plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification of such unit.

BEING the same property conveyed to Richard L. Bartley, Sr., an unmarried man, by Quitclaim Deed from Richard L. Bartley, Sr. and Jessie L. Bartley, both unmarried individuals, dated 3/22/2007 and recorded 3/23/2007 in Instrument No. 20070323-0035185; and being the same property previously conveyed to Richard L. Bartley, Sr., an unmarried man, by Quitclaim Deed from Richard L. Bartley, Sr. and Jessie L. Bartley, both unmarried individuals, dated 7/18/2005 and recorded 8/22/2005 in Instrument No. 20050822-0099737; and being the same property previously conveyed to Richard Bartley and wife, Jessie Bartley by Warranty Deed from Annette L. Hamilton and Bill W. Cox, dated 7/31/1996 and recorded 8/5/1996 in Book 10145, Page 722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **500 Paragon Mills Rd H6, Nashville, TN 37211**
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 12th day of February, 2021.

Richard L. Bartley Sr

Quinetta Bartley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Bartley Sr and Quinetta Bartley the bargainor(s) with whom I am personally acquainted or proved to me ~~on~~ the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 12th day of February, 2021.

Commission Expires: 4.18.21

Notary Public

PATRICIA L. HURT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024