RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 601712 DEEDWARR
03/29/2021 10:04:03 AM 2 pgs
Fees: $13.00 Taxes: $995.30

20210329-0040627

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

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)
Alexander Dickson Mark	OWNER	Parcel ID: 117 11 0J 221.00
(NAME)	(NAME)	
2025 Woodmont Blvd #221		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Patterson Family Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander Dickson Mark, a single man,** hereinafter called the Grantee his 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. 221, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Patterson Family Limited Partnership, by Warranty Deed from Odom Family Limited Partnership, of record in Instrument No. 20131106-0115099, in the Register's Office of Davidson County, Tennessee, dated November 5, 2013 and recorded on November 6, 2013.

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 2025 Woodmont Blvd #221 , 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 25 day of March, 2021

Patterson Family Limited Partnership

BY: _____
J. Kelly Patterson

BY: Cynthia T. Patterson
Cynthia T. Patterson

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State , J. Kelly Patterson and Cynthia T. Patterson, authorized representatives of Patterson Family Limited Partnership, 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 25th day of March, 2021.

Bradford D. Gregory
Notary Public

My Commission Expires:

(SEAL)

BRADFORD D. GREGORY NOTARY PUBLIC ID NO. 592802 MY COMMISSION EXPIRES 1/2/2022 STATE AT LARGE, KY.