BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 653121 DEEDWARR
06/09/2021 01:39:45 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20210609-0077643

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210400112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

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
Emily Glass **947 Patio Drive** **Nashville, TN 37214**	~~SAME~~ Acopia, LLC 306 Northcreek Blvd., Suite 100 Goodlettsville, TN 37072	**108-03-0A-033.00 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,

Joan C. Wallace, an unmarried woman

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

Emily Glass, an unmarried 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 Lot 21, Unit 33, Phase Two, Section Three, Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, TN, as shown on the plat of Phase Two, Section Three, Patio Villa Condominium Apartments, recorded in Plat Book 5200, Page 495, said Register's Office, and described in Master Deed recorded in Book 5970, Page 829 as re-recorded in Book 6014, Page 978 and amended in Book 6406, Page 799, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartment property, co-owners and tenants of Patio Villa Condominium Apartments contained in the Master Deed recorded in Book 5970, Page 829, as re-recorded in Book 6014, Page 978 and amended in Book 6406, Page 799, and By-Laws recorded in Book 5970, Page 862, as amended in Book 6015, Page 11 and Book 6406, Page 799, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof, the same as though copied herein.

BEING part of the same property conveyed to Joan C. Wallace, an unmarried woman, by Quitclaim Deed from Joan C. Wallace (f/k/a Joan C. Newman, Joan Carolyn Lambeth and Joan Lambeth), an unmarried woman, through J. Blake Freeman, Trustee, dated 1/28/2008 and recorded 2/4/2008 in Instrument No. 20080204-0011654; and being part of the same property conveyed to Joan Carolyn Lambeth by Final Decree of Divorce, dated 11/28/2007 and recorded 11/29/2007 in Instrument No. 20071129-0138707; and being the same property previously conveyed to Joan Lambeth and husband, Ben A. Lambeth by Warranty Deed from Carl Jackson Butcher, an unmarried person, dated 9/28/2004 and recorded 10/4/2004 in Instrument No. 20041004-0119177, 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 **947 Patio Drive, Nashville, TN 37214**
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 4th day of June, 2021.

Joan C. Wallace

Joan C. Wallace

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 Joan C. Wallace 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 4th day of June, 2021.

Commission Expires:_____

Gail C Vincent
Notary Public

