WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3344479

Return to:

[redacted]
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suit
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 882844 DEEDWARR
07/01/2022 10:51:36 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50

20220701-0076590

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 515,000.00.

Affiant

Subscribed and sworn to me, this the 30th day of June, 2022.

Notary Public

My commission expires: ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Property Address:
4500 Post Road Unit D48
Nashville, TN 37205

Parcel ID:
)314-0A-048.00

Property owner:
Robert Patton : Donna Patton
3729 Wembley Lane
Lexington KY 40513

Mail tax bills to:
New owner

THIS INDENTURE is made effective the 30th day of June, 2022 by **Veronica L. Huber, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to Robert Patton and Donna Patton, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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. D-48, on the Plan of The Hillwood, Revised (a condominium), of record in Book 6250, Page 503, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Hillwood, a Horizontal Property Regime established by Master Deed of record in Book 5280, Page 464; as amended in Book 5281, Page 357; Book 6553, Page 108; Book 6612, Page 155; Book 7702, Page 606; and Book 7822, Page 263, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Veronica L. Huber, an unmarried woman, by Warranty Deed dated June 28, 2018 from Daniel B. Golas and Gretchen A. Golas, husband and wife, and Melissa D. Golas, married, recorded July 2, 2018 at Instrument No. 20180702-0063736, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 5200, Page 43 and Book 6250, Page 503; the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillwood of record in Book 5280, Page 464; as amended in Book 5281, Page 357; Book 6553, Page 108; Book 6612, Page 155; Book 7702, Page 606; Book 7822, Page 263 and at Instrument No. 20130326-0029697 and Subject to Charter of The Hillwood Homeowners Association recorded in Book 5286, Page 122, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Veronica L. Huber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Veronica L. Huber**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 9th day of June, 2022.

Karen T. Sadler
NOTARY PUBLIC

My Commission Expires: July 9, 2024

KAREN T. SADLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.