Karen Johnson Davidson County
Batch# 883602 DEEDWARR
07/05/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220705-0077059

WARRANTY DEED

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File #22-KA-1901-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Allison Gault
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2022.

Lynae Wilder
Notary Public

MY COMMISSION EXPIRES: October 22, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wendy Pierce Patton and James Patton		
(NAME)	(NAME)	
6247 Rock Creek Road	1802 N. Jackson St. UPS Box 880-01	**104-12-0A-020.00-CO**
(ADDRESS)	(ADDRESS)	
Tullahoma, TN 37388	Tullahoma TN 37388	
(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, **KEVIN W. BLUM, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WENDY PIERCE PATTON, MD A/K/A WENDY MON-GEN PIERCE PATTON, MD AND JAMES PATTON, WIFE AND HUSBAND** 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:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 207-M, together with appurtenant common area, on the Plan of Magnolia Wedgewood Condominium, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Magnolia Wedgewood Condominium, of record in Book 6258, page 718; as amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Master Deed, as amended, for the administration thereof, and all 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, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Magnolia Wedgewood Condominium, appearing as exhibit to said Master Deed, as amended, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Kevin W. Blum, unmarried by Warranty deed from Ronald G. Combs and Hannah J. Combs, husband and wife of record in Instrument No. 20180919-0092967 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 19, 2018.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 4885, Page 87, Register's Office for Davidson County, Tennessee.
* Plat shown as Exhibit A-2 to the Master Deed of record in Book 6258, Page 756, Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of Magnolia Wedgewood Condominium, of record in Book 6258, Page 718, as amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee.

* By-Laws of record in Book 6258, Page 759, in the Register's Office for Davidson County, Tennessee.
* Charter of Magnolia Wedgewood Condominium Association, Inc. of record in Book 6225, Page 168, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 4626, Page 719, Book 5356, Page 732 and Book 5356, Page 739, 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 ____ **unimproved** __X__ **improved** property known as: **1901 18th Avenue S, #207, Nashville, TN 37212**.

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 30th day of June, 2022.

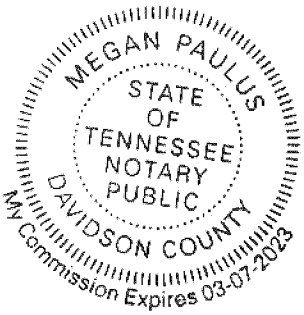
Kevin W. Blum by Kaz Arbogast, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN W. BLUM, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN W. BLUM.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, Britany Hensley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 30 day of June, 2022.

Britany Hensley
Affiant Signature

June 30, 2022
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 30 day of June, 2022.

Bonnie L. W
Notary's Signature

My Commission Expires: 9/13/2023

Notary' Seal (if on paper)

BONNIE L WIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY