THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2024. Notary Public My Commission Expires: 9-6-26

DIANA K GALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38136-SE2024

Karen Johnson
Batch # 1130639
05/03/2024 10:52:05 AM
Fees: $18.00 Taxes: $1,572.50

Davidson County
DEEDWARR
3 pgs

20240503-0032583

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Margaret Faye Bobo 2015 Stokes Lane Nashville, TN 37215	Churchill Mortgage Corporation 1749 Mallory Lane, Ste. 100, Brentwood, TN 37027	Map and Parcel No.: 117070M03200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Thomas Patterson, IV, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Faye Bobo, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2015 Stokes Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

Caroline M. Patterson, spouse of Grantor, joins in the execution of the instrument in order to convey any marital interest that she holds in the subject property.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of May, 2024.

James T. Patterson, IV

Caroline M. Patterson by James Thomas Patterson IV, her 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, aforesaid, James T. Patterson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2024.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Thomas Patterson IV, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Caroline M. Patterson, and he is authorized by Caroline M. Patterson to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of May, 2024.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2015, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, and amended in Instrument No. 20030328-0041138, 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, and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville, of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Patterson, IV, by deed dated June 28, 2011, from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20110708-0052440, Register's Office for Davidson County, Tennessee. James T. Patterson, IV having since married.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 9619, page 112, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3921, page 507, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6200, page 383, Register's Office for Davidson County, Tennessee.
7. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Site Plan of record attached as Exhibit C to the Master Deed in Instrument No. 20021121-0145225, as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.