3

BOOK 10029 PG 537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

William D. Abner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: 9/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BHFMB-96-1544
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Abner (NAME)	Hodges and Fooshee Mortgage (NAME)	MAP 44-13
912 Anita Drive (ADDRESS)	5123 Paddock Village Court, C-12 (ADDRESS)	PARCEL 13
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	4D-49280

FOR AND 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, Jason D. Patterson and wife, Danielle M. Patterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Abner, A Married Person

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:

Being Lot No. 64, Section Four on the Plan of The Knoll Subdivision of record in Book 2854, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot fronts 144.1 feet on the west side of Anita Drive and runs back 296.47 feet on the north line and 296.5 feet on the south line to a dead line in the rear on which it measures 142.6 feet.

Being the same property conveyed to Jason D. Patterson and wife, Danielle M. Patterson by Deed from L.C. Morris and Jane W. Morris, husband and wife, of record in Deed Book 9799, Page 463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 2595, Page 523 and Book 3103, Page 3, Register's Office for said County.

Danielle M. Patterson and April Danielle Patterson are one and the same person.

96 APR 29 PM 10:27

0175772

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 912 Anita Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 19th day of April, 19 96

Jason D. Patterson
Danielle M. Patterson
By:
Jason D. Patterson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason D. Patterson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of April, 19 96

Commission expires 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of April, 1996, before me personally appeared Jason D. Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of April Danielle Patterson, and who acknowledged that she executed the same as the free act and deed of the said April Danielle Patterson by virtue of that Power of Attorney, duly executed by the said April Danielle Patterson and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, this 19th day of April, 1996.

My Commission Expires: 9/18/99

Notary Public

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

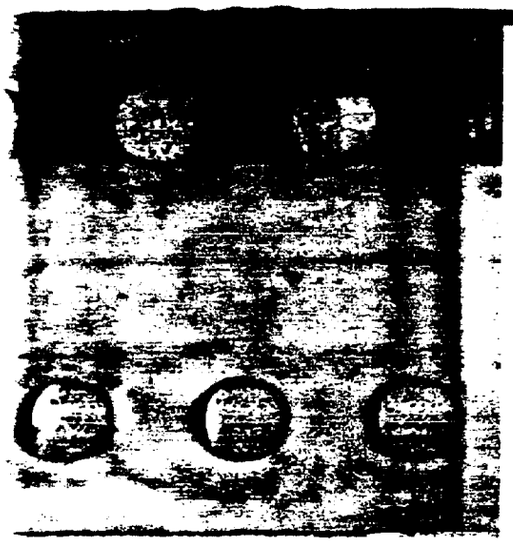
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

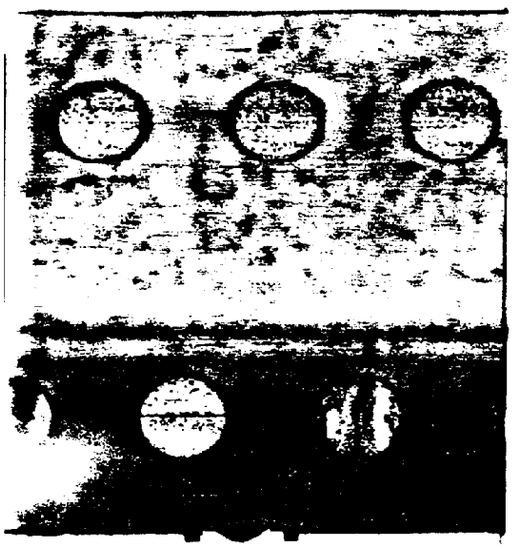
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 115 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

5115 04/29 0101 03 BK
325.35





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10029 PG 539

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85500.00
CON TX 316.35
PRFEE 1.00
MDEED 8.00
TOTAL 325.35
CHECK 325.35

04/29/96 01 10:34 0001 5115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175772
IDENTIF. & REFERENCE

96 APR 29 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

No. 1033163