Book 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,150.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **5TH DAY OF JUNE, 1998.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

BOOK 10979 PAGE 531

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug H. Patterson	**Volunteer Trust Company**	**176-5A-114**
(NAME)	(NAME)	
5352 Sunnyvale Drive	**1501 Hatcher Lane, P.O. Box 995**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, TN 38402**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **W.L. Bainbridge, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug H. Patterson and Denise A. Spears, unmarried persons**, 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. by deed of record in Book 10825, Page 622, Register's Office for Davidson County, Tennessee.

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

Sun Trust Bank

1763 06/16 0101 03CHECK 438.76

unimproved ☐
This is improved ☒ property, known as **5352 Sunnyvale Drive, Antioch, TN 37013**
(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.

98 JUN 16 PM 3:09
FELIX Z. MILSAP REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

045446

Witness **our hands** this **5th day of June, 1998**.

BOOK 10979 PG 532

W.L. Bainbridge, Inc.

By: _____

W. L. Bainbridge, President

Attest: _____

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W.L. Bainbridge, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, of the W.L. Bainbridge, Inc., a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand official seal at Antioch, TN, this 5th day of May, 1998

Commission expires: _____

Angela M. Lake
notary public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

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

RECEIVED OF _____

FOR _____

BOOK 10979 PG 533

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

DATE	SYMBOL	VALUATION	TAX AND FEES	AMT	TOTAL PAID
					116150.00
				CON TX	429.76
				PRFEE	1.00
				WDEED	8.00
				TOTAL	438.76

CHECK 438.76
06/16/98 01 15:09 0001 1763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045144 6
IDENTIF. # REFERENCE

98 JUN 16 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307621