WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Stephanie M. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 02/27/03 09:45 2pgs
Fees:13.00 Taxes:423.65
20030227-0025991

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie M. Holt	Guaranty Trust Company	Map 64-16, C, 23.00
(NAME) 605 Selsey Court North	(NAME) 640 Broadmor Boulevard	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Cynthia A. Umphress Patterson and Boyd Patterson, Wife and Husband , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie M. Holt, unmarried , 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. 104 on the Plan of Wembley Downs, Section One, second revision, as shown by plat of record in Plat Book 7900, page 301, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 104 fronts 38.22 feet on the westerly margin of Selsey Court North and extends back 100.00 feet on the southerly line and 116.24 feet on the northerly line to a dead line in the rear measuring 44.18 feet thereon.

Being the same property conveyed to Cynthia A. Umphress by deed from Diane L. Westman, unmarried of record in Deed Book 11263, page 488, Register's Office for said County. **The** said Cynthia A. Umphress having since married Boyd Patterson.
Boyd Patterson joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 8304, page 623, Deed Book 8447, Page 633, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 605 Selsey Court North, Hermitage, TN 37076

(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 my/our hand(s) this 25th day of February, 2003.

Cynthia A. Umphress Patterson

Cynthia A. Umphress Patterson

Boyd Patterson

Boyd Patterson

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cynthia A. Umphress Patterson and Boyd Patterson, Wife and Husband the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/25/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2301463
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122