WARRANTY DEED

Return To;
First Title & Escrow
File Box 9B
#20238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2003.

NOTARY PUBLIC
Notary Public
Christina M. Read
My Commission Expires
November 25, 2006

MY COMMISSION EXPIRES:

AFFIX SEAL

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Suite B-105, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Patterson		Map: 131-06-B
(NAME)	(NAME)	
25 Belcaro Circle	New Owner	Parcel: 20 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030615

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, **Anthony D'urso Jr. and wife, Catherine D'urso**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Drew Patterson and wife, Amy Patterson**, 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. 20 as shown on the Plat of Burton Hills Village of Foxview – Tract 5, a portion of Zone Lot 11, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Anthony D'urso, Jr. and wife, Catherine D'urso by deed dated 09/10/01 from Kim E. Williams and wife, Phyllis A. Williams and recorded in Instrument Number 20010918-0101102, said Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 25 Belcaro Circle, Nashville, TN

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of March, 2003.

Anthony D'urso by John Lott his Attorney-in-fact

Anthony D'urso Jr. by John Lott, his Attorney-in-fact

Catherine D'urso, by Attorney-in-fact

Catherine D'urso by John Lott, her Attorney-in-fact

Davidson County DEEDWARR
Recvd: 03/25/03 09:21 2pgs
Fees:13.00 Taxes:1109.63

20030325-0039054

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the, the undersigned, of the State and County aforesaid, personally appeared John Lott, 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 Attorney-in-fact for Anthony D'urso, Jr. and Catherine D'urso the within named bargainors, and that he as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the names of Anthony D'urso, Jr. and Catherine D'urso by John Lott, as Attorney-in-fact.

Witness my hand and s thi of ch, 2003.



Commission expires: February 19, 2

Betty Hodges

Betty Hodges Notary Public