FILE NUMBER
736515(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/03 13:13 2pgs
Fees:13.00 Taxes:573.50
20030605-0077678

STATE OF TENNESSEE
COUNTY OF WILILAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 2/20/07 (AFFIX SEAL)

HARRISON C. HAYES NOTARY PUBLIC AT LARGE RHONDA MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Patton	Michael Patton	149-10-0-056
(NAME) 5032 Pebble Creek Drive	(NAME) Same as Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, Timothy E. Fenn and wife, Callye Fenn , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Patton and Wife, Cindy Patton** , 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. 97 on the Plan of Oakwood Subdivision, Phase Six, Section One, as of record in Plat Book 7900, Page 419, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy E. Fenn, unmarried by Warranty Deed from Ronald Jack Davis and Debra Lynne Davis, husband and wife, of record in Book 11164, Page 184, Register's Office for said County.

Timothy E. Fenn having since married and the said Callye Fenn joins in this conveyance to convey any and all marital rights she may have in said property.

Subject to all matters as set forth per Plat Book 7900, Page 419, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 5032 Pebble Creek 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.

Witness my/our hand(s) this 30th day of May, 2003.

Timothy E. Fenn

Callye Fenn

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 Timothy E. Fenn and Callye Fenn, 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 5/30/2003

My Commission Expires

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

Notary Public

File Number2305629

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027