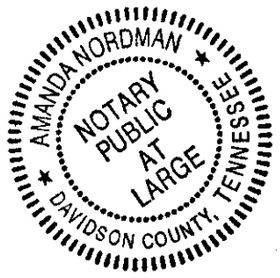
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,100.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2003.

Amanda Nordman
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/18/03 15:25 2pgs
Fees:13.00 Taxes:118.77
20030618-0084355

B-3456

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly A. Paetz	Premier Bank of Brentwood	083-05- 0 017.00
(NAME)	(NAME)	
1047 Seymour Avenue	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Brentwood, TN 37027	
(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, Margaret Ann Warner and husband Robert Bond, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly A. Paetz and husband, Charles R. Paetz, 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: *J.

Being Lot No. 15 on the plan of Map of Subdivision of the Land of the Heirs of Mrs. Sallie L. Johnson, as of record in Book 332, page 164, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being all of the same property conveyed to John E. Patton by deed from Ross W. Mandigo and wife, Jeanette C. Mandigo of record in Book 4425, page 218, Register's Office for Davidson County, Tennessee, dated June 5, 1970. John E. Patton died a resident of Davidson County, Tennessee on December 27, 2001 leaving a Last Will and Testament of record with Richard Rooker, Clerk on February 13, 2002 in Will Book 3376, Page 621711., leaving a life estate in the subject property to his wife, Rita G. Patton, and upon her death the property would pass to Margaret Ann Warner. Pursuant to the terms of an Agreed Order filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division on September 12, 2002 Case No. 02P-80, and Quit Claim Deed being recorded simultaneously herewith at Instrument # 20030618-0084354, Rita G. Patton herewith divests her interest in the said property to Margaret Ann Warner.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Robert Bond joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Margaret Ann Warner

Robert Bond and Robert J. Bond are one in the same person.

unimproved ☐

This is improved ☒ property, known as 1047 Seymour Avenue, Nashville, TN 37206

(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 hand this 15th day of May, 2003.

Margaret Ann Warner

Robert J. Bond

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Ann Warner and Robert Bond, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*J.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of May, 2003.

Commission expires: 1-29-05

Notary Public

ELAINE EVERSMEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027