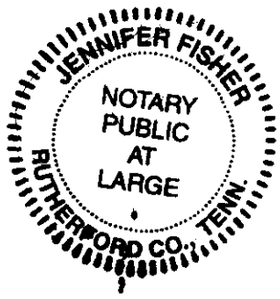
Bok 1

WARRANTY DEED



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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$41,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF AUGUST, 2003.**

Notary Public

MY COMMISSION EXPIRES: **February 20, 2007.**

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldean Pate	Owner	**133-1-83**
(NAME)	(NAME)	
501 Patterson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN	,	
(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, **Charles A Sweeney and Gary D. Sweeney and Andrew V. Sweeney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geraldean Pate, married**, 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 Lots Nos. 78 and 79 in Patterson's Subdivision of Maple Hill as of record in Book 232, Page 75, Register's Office for said county. Said Lot Nos. 78 and 79 front each on the southerly side of Patterson street, and extend back 163.3 feet on the East line and 167 feet on the West line to an alley.

Being the same property conveyed to **Charles A Sweeney and Gary D. Sweeney** by deed of record in Book 1324, Page 91 Register's Office for **Davidson** County, Tennessee.

The said Wood L. Sweeney and wife Alice Irene Sweeney having since died. The said property is now vested in Charles V. Sweeney, Gary D. Sweeney, and Andrew V. Sweeney.by Affidavit of Heirship of record in Instrument 20030430-0057874 said register's office.

This instrument is executed on behalf of Gary D. Sweeney by Andrew V. Sweeney as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030902.0126867, in the Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Charles A.. Sweeney by Andrew V. Sweeney as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030902-0126866, in the Register's Office for **Davidson** County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **501 Patterson Street, 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/02/03 15:52 2pgs
Fees:13.00 Taxes:151.70
20030902-0126868

Witness my/our hand(s) this 28th day of August, 2003.

Andrew V. Sweeney

Charles A. Sweeney by Andrew V. Sweeney attorney in fact

Charles A Sweeney

Mary D Sweeney by Andrew V. Sweeney attorney in fact

Gary D. Sweeney

State of Tennessee County of Davidson

On this 28th day of August, 2003 before me personally appeared Andrew V. Sweeney, the person who executed the foregoing instrument on behalf of Gary D. Sweeney, and acknowledged that he executed the same as the free act and deed of the said Gary D. Sweeney, through Power of Attorney granted him, by the said Andrew V. Sweeney.

Notary Public

Commission Expires: 2/20/07

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee County of Davidson

On this 28th day of August, 2003 before me personally appeared Andrew V. Sweeney, the person who executed the foregoing instrument on behalf of Charles A. Sweeney, and acknowledged that he executed the same as the free act and deed of the said Charles D.Sweeney, through Power of Attorney granted him, by the said Andrew V. Sweeney.

Notary Public

Commission Expires: 2/20/07

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.