Return to: First Title and Escrow Company, Inc.
Box 9B File Number 22262

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Julia L. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JANUARY, 2004.

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/12/04 14:19 2pgs
Fees:13.00 Taxes:666.00
20040212-0017017

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

b-3917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia L. Thomas	Countrywide Home Loans, Inc	160-16-0-C-063.00
(NAME)	(NAME)	
437 Old Towne Drive	3011 Armory Drive Suite 120	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, Tennessee 37204	
(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, Donald P. Patterson and wife, Mami Saito Patterson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia L. Thomas, 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:

Land in Davidson County, Tennessee, being Unit 63 on the plan of The Terraces at Brentwood Chase, of record in Instrument Number 20001103-0109137, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald P. Patterson and Mami Saito Patterson, husband and wife, and Kaori Saito, an unmarried woman by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, dated April 4, 2001, of record in Instrument Number 20010418-0038100, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donald P. Patterson and Mami Saito Patterson by Quitclaim Deed from Donald P. Patterson and Mami Saito Patterson, married, and Kaori Saito, of record in Instrument Number 20020830-0105263, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 437 Old Towne Drive, Brentwood, TN 37027

(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 our hands this 30th day of January, 2004.

Donald P. Patterson

Mami Saito Patterson

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 Mami Saito Patterson 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.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of January, 2004.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mami Saito Patterson, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Donald P. Patterson, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Donald P. Patterson. Witness my hand and Notarial Seal this 30th day of January, 2004.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

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