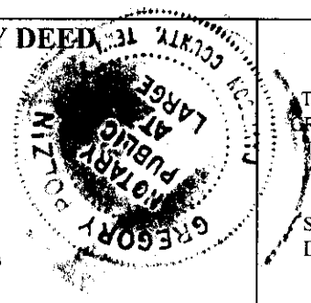
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/16/04 12:41 2pgs
Fees:13.00 Taxes:665.89

20040416-0043112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,971.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Margaret Polzer
Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Patton	Wells Fargo Home Mortgage	146-15-27
(NAME)	(NAME)	
5121 Wilmar Dr.	7262 Kingsgate Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	West Chester, OH 45069	
(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, Matt Bronleewe and wife, Karin Bronleewe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Patton and wife, Bethany L. 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Haileywood Estates, Section 7, of record in Plat Book 2330, Page 104, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matt Bronleewe and wife, Karin Bronleewe, by Warranty Deed dated June 15, 2000, from Michael D. Morello II, of record in Instrument No. 20000616-0060332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330, Page 104, said Register's Office, which Plan shows a 40 foot minimum building setback line from Wilmar Drive and a 10 foot easement for public utility purposes along the rear line(s).

unimproved ☐

This is improved ☒ property, known as 5121 Wilmar Dr., Nashville, TN 37220

(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 15th day of April, 2004.

Matt Bronleewe

Karin Bronleewe

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 Matt Bronleewe and wife, Karin Bronleewe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

