RETURN TO: PREMIER ESCROW, LLC
2301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

BOX 10-A

Davidson County DEEDWARR
Recvd: 05/20/04 11:24 2pgs
Fees:13.00 Taxes:1007.88

20040520-0059373

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue, South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Patton	FIFTH THIRD BANK	**Map 180-4A**
(NAME)	(NAME)	
2058 Sherbrooke Lane	P.O. BOX 1508	**Parcel 65**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	LATHEM, N.Y. 12110	
(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, **Harris Homes LLC, a Delaware limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Patton, an unmarried person and William P. Patton, Sr., a married man, as Joint Tenants with right of survivorship,** 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. 76 on the Plan of Highland Creek, Section Three, of record as Instrument No. 20030716-0099524, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Harris Homes LLC by deed from Holt Valley, a Tennessee general partnership, of record as Instrument No. 20020508-0056564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20030716-0099524, said Register's Office; (c) Restrictive covenants contained in Book 11568, page 311, supplemented as Instrument No. 20000413-0037474, said Register's Office; and (d) By-Laws of record in Book 11568, page 301, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2058 Sherbrooke Lane, Nashville, TN 37211
(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 17th day of May, 2004.

Harris Homes LLC
By:
Pete. W. Harris, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary, of the state and county aforementioned, personally appeared Pete W. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Harris Homes LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and seal this 17th day of May, 2004.

Notary Public

My commission expires: _____

