Davidson County DEEDWARR
Recvd: 06/03/04 12:48 2pgs
Fees:13.00 Taxes:203.50

20040603-0065385

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: .October 12, 2005
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Michael Blake Fulton	Michael Blake Fulton	91-14-B
2025 Woodmont Boulevard #319	2025 Woodmont Boulevard #319	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37205	PARCEL 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Five Thousand Dollars and Zero Cents ($55,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Shamrock Holdings, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Michael Blake Fulton, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 10 on the Plan of Final Subdivision Plat for Patina, a Traditional Neighborhood Development, of record as Instrument No. 20040226-0021916 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Shamrock Holdings, Inc., a Tennessee corporation, by deed from Mattye P. Kofahl, of record as Instrument No. 20030909-0131326 in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Bruce Hardin, married, of record as Instrument No. 20030909-0131325 as re-recorded as Instrument No. 20030926-0143025 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☒

This is improved ☐ property, known as 416 Patina Circle, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itslef, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 2nd day of June, 2004.

Shamrock Holdings, Inc.

By: Bruce Hardin
Bruce Hardin, President

By: Mitchell A Watts
Mitchell A. Watts
Attorney in Fact for Bruce Hardin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bruce Hardin, President of Shamrock Holdings, Inc., the within named bargainor, a corporation, and acknowledged that he executed the same as the free act and deed of the said Bruce Hardin, President of Shamrock Holdings, Inc.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2004.

Commission expires: 03.22.08

Jason Chaffin
Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE