WARRANTY DEED

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 18, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/28/04 11:32 2pgs
Fees:13.00 Taxes:397.75

20041028-0129691

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105

Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvette Brunson	Yvette Brunson	
(NAME)	(NAME)	
2149 Mullen Circle	2149 Mullen Circle	149-01-A-21 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042153

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jason B. Patton**, married, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Yvette Brunson**, unmarried, 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. :

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Phase II Mullen Valley, as of record in Plat Book 6250, page 477, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason B. Patton, unmarried by deed from Virginia M. Tucker, unmarried dated December 22, 1998 and filed for record in Book 11271, page 221, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2149 Mullen Circle, Nashville, TN 37217

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this 25th day of October, 2004.

Jennifer Patton

Jason B. Patton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jason B. Patton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jason B. Patton executed the within instrument for the purposes therein contained.

* and Jennifer Patton

Witness my hand and official seal at Franklin, Tennessee this 25th day of October, 2004.

Commission expires: 5-28-06

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public