Davidson County DEEDWARR
Recvd: 06/03/05 08:06 2 pg:
Fees:13.00 Taxes:303.96

20050603-0062996

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,150.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAZE E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

G-CD-05-2116

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Cox	ABN AMRO Mortgage Group, Inc.	
2116 Hobbs Road, Unit N-4 (ADDRESS)	P.O. Box 57068 (NAME)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Irvin, CA 92619-7068 (ADDRESS) (CITY) (STATE) (ZIP)	131-02-0-A 104.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MENDE PATTEE, (FKA MENDE ALAINE DORRIS) MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL COX, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. N-4 ON THE PLAN OF HOBBS HOUSE APARTMENTS, OF RECORD IN BOOK 4595, PAGE 74 AS AMENDED IN BOOK 5200, PAGE 54, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4595, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Jason Pattee joins herein to convey any and all marital interest he may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO MENDE ALAINE DORRIS, A SINGLE WOMAN, BY WARRANTY DEED FROM DONNA M. ROBINSON AND HUSBAND, STEVEN M. ROBINSON, RECORDED ON MAY 7, 1998, IN BOOK 10922, PAGE 546, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Mende Alaine Dorris has since married and is now known as Mende Pattee.

This conveyance is subject to a) 2005 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 4595, Page 74; and amended in Book 5200, Page 54; said Register's Office; c) Bylaws of record in Book 5289, Page 558; Book 6822, Page 893; and Book 7824, Page 974; said Register's Office; d) Master Deed of record in Book 5289, Page 515; Book 5295, Page 958; Book 5293, Page 612; and Book 7802, Page 299; said Register's Office; and e) any and all existing easements and restrictions as shown of record not setout herein.

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road, Unit N-4, Nashville, Tennessee 37215
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of May, 2005.

Mende Pattee

Jason Pattee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mende Pattee and Jason Pattee, the within named bargainor, 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, this the 20th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903