Davidson County DEEDWARR
Recvd: 08/10/05 13:38 2 pgs
Fees:13.00 Taxes:830.65

20050810-0094869

WARRANTY DEED

G-CD-05-7013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/24/08

(AFFIX SEAL)

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
George L. Patton	Coldwell Banker Mortgage (NAME)	
7013 Oak Brook Trace, Lot 309 Autumn Oaks Sub Phas	2001 Biships Gate Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Mt. Laurel, NJ 08054	181-10A-137
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHAD BEST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE L. PATTON AND WIFE, JEANETT PATTON, 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:

Being Lot No. 309, on the Plan of Final Plat PHASE THREE AUTUMN OAKS Subdivision of record in Instrument No. 20031029-0159380, Register's Office for Davidson Couny, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad Best from Corinthian Custom Homes, Inc., by Warranty Deed as recorded on February 1, 2005 in Instrument Number 20050201-0011745, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20031029-0159380; 20010912-0099443; 20030513-0064238, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7013 Oak Brook Trace, Lot 309 Autumn Oaks Sub Phas, Brentwood, Tennessee 37027
(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 8th day of July, 2005.

Chad Best

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Best, 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 8th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903