WARRANTY DEED

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2009

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryce K. Leonard	PHH Mortgage Corporation	149-3B-1 CO
(NAME)	(NAME)	
2433 Broadview Drive	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Mount Laurel, NJ 08054	
(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, M. Kirk Patrick and wife, Gina Patrick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryce K. Leonard and wife, Chong S. Leonard, 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 Number 1 on the Plan of Phase One, Kendall Park of record in Instrument No. 200007280074429, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to M. Kirk Patrick and wife, Gina Patrick, by deed of record in Instrument No. 20021003-0120693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of M. Kirk Patrick and Gina Patrick by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ✱, in the Register's Office for Davidson County, Tennessee.

✱20060412-0042286

unimproved ☐

This is improved ☒ property, known as 2433 Broadview Drive, 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 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.

Davidson County DEEDWARR
Recvd: 04/12/06 15:46 2 pgs
Fees:13.00 Taxes:628.63

20060412-0042287

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

APR. 11. 2006 9:36AM ADVANTAGE TITLE 615-777-2015 NO. 0876 P. 8/14

Witness our hands this 11th day of April, 2006.

M. Kirk Patrick by Carolyn Adcock Atty in Fact

M. Kirk Patrick by Carolyn Adcock, his attorney in fact

Gina Patrick by Carolyn Adcock

Gina Patrick by Carolyn Adcock, her attorney in fact Atty in Fact

STATE OF TENNESSEE

COUNTY OF

On this the 11th day of April, 2006, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of M. Kirk Patrick and Gina Patrick and who acknowledged that she executed the same as the free act and deed of the said M. Kirk Patrick and Gina Patrick, through Power of Attorney granted he by the said M. Kirk Patrick and Gina Patrick

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2006.

Commission expires: 5/30/07

KRISTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

APR. 11. 2006 9:36AM ADVANTAGE TITLE 615-777-2015 NO. 0876 P. 9/14