File No. 60281

WARRANTY DEED

AFTER RECORDING RETURN TO:
Hallmark Title Company
331 West Drive
White House TN 37188

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ROBERTSTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Patterson	Walter Patterson	04309009700
(NAME)	(NAME)	
241 Cumberland Avenue	241 Cumberland Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Oakwood Property Management, LLC., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Patterson and Brittney Thompson, as joint tenants, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the Southerly 95 feet of the Westerly part of Lot No. 17 of Block "D" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the Northerly side of Cumberland Street and runs back between parallel lines 95 feet to a dead line.

Being the same property conveyed to Oakwood Property Management, LLC., a Tennessee limited liability company by deed from Federal National Mortgage Association aka Fannie Mae, dated September 27, 2005, of record in Instrument No. 20051006-0120631, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 241 Cumberland Avenue, Madison, TN 37115
(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.

Witness my hand this 21st day of April,2006.

Oakwood Property Management, LLC.

By:
Darren L. Tate, Chief Manager

Darren L. Tate as Chief Manager

Davidson County DEEDWARR
Recvd: 04/27/06 11:04 2 pgs
Fees:13.00 Taxes:377.03

20060427-0048233

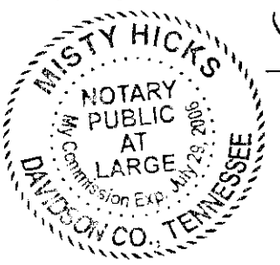
File No. 60281
STATE OF TENNESSEE

COUNTY OF ROBERTSTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darren L. Tate with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Chief Manager of Oakwood Property Management, LLC., a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Darren L. Tate as such Chief Manager.

Witness my hand and official seal this 21st day of April, 2006.

Commission expires:



Notary Public