#11579

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 11:22 2 pgs
Fees:13.00 Taxes:296.00

20060619-0072666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return to:
Advantage Title & Escrow, 3735 N Mt Juliet Rd

STE 202

Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Lee Taylor	First Magnus Financial Corp. an Arizona Corp. ISAOA	133-1-91
(NAME)	(NAME)	
422 Patterson Street	603 N. Wilmot	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tuscan, AZ 86711	
(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, Stacy D. Pate, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Lee Taylor, married, 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 No. 50 on the Plan of Patterson's Subdivision of Maple Hill, recorded in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to Stacy D. Pate, by deed of record in Book 10277, Page 68, Register's Office for Davidson County, Tennessee.

Glenda R. Pate joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 422 Patterson Street, Nashville, TN 37211

(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 5th day of June, 2006.

Stacy D. Pate

Glenda R. Pate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacy D. Pate* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

* Glenda R. Pate

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2006.

Commission expires: ~~March 20, 2010~~ 11/14/09

~~Beth Triplett~~ Sarah Drenske Notary Public