WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,950.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

(AFFIX SEAL)

CHRISTINA L. LUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/12/06 11:15 2 pgs
Fees:13.00 Taxes:480.82

20060712-0083774

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy M. Patterson	New Owner	
(NAME)	(NAME)	118-4-131
527 Fairlane Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DONNA MICHELLE SHADRAKE AND WILLIAM HAROLD SHADRAKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY M. PATTERSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 25, Hurdwood Heights, Section Two, of record in Book 2330, page 38, Register's Office for said County.

Lot No. 25 fronts 60.0 feet on the southerly side of Fairlane Drive, and runs back 168.2 feet on the westerly line and 168.3 feet on the easterly line to a dead line in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Jane Evelyn (Hance) Shadrake by deed from William Curtis Shadrake, of record in Book 4468, page 86, Register's Office for Davidson County, Tennessee. The said Jane Evelyn Shadrake having since died and by her Will of record in Case No. 06P-707, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Donna Michelle Shadrake and William Harold Shadrake.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 527 Fairlane Drive, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 5th day of July, 2006.

Donna Michelle Shadrake

William Harold Shadrake

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 Donna Michelle Shadrake and William Harold Shadrake, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public