File No. 260600823

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 11:45 2 pgs
Fees:13.00 Taxes:370.00
20060814-0099809

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Twana Melissa Smith	New Century Mortgage Corporation	108-03-0
(NAME)	(NAME)	187.00
1043 Patio Drive	PO Box 11052	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Orange, CA 92856-8152	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kathy Patterson and husband, Mark Patterson**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Twana Melissa Smith, an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 and in Davidson County, Tennessee, being Lot No. 129-B in Zone Lot Division, Section 6, PATIO VILLA, as shown by plat of record in Plat Book 6250, Page 570 and 571, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry L. Bowman, unmarried, by Warranty Deed dated March 25, 1999 of record in Book 11404, Page 286, Register's Office for Davidson County, Tennessee. The said Sherry L. Bowman died testate on _____, devising a life estate in subject property to Kristi Shearson and the remainder to Kathy Patterson, as evidenced by The Last Will and Testament of Sherry L. Bowman, filed in File 01P-889, Clerk's Office for Probate Court for Davidson County, Tennessee. The said Kristi Shearson vacated subject property and as evidenced by order of record in File 01P-889, Clerk's Office for Probate Court for Davidson County, Tennessee, subject property was confirmed to be vested in Kathy Patterson. By Deed of record in Instrument 20020529-0064817, the said Kathy Patterson conveyed such an interest as to create a tenancy by the entirety with her husband, Mark Patterson.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 6250, Page 570 and 571; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2006 and thereafter, a lien not yet due and payable. Restrictive Covenants as of record in Book 6555, Page 576, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1043 Patio Drive, Nashville, TN 37214
(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), Her 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), 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 my/our hands this 21st day of July, 2006.

Kathy Patterson

Mark Patterson

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kathy Patterson and husband, Mark Patterson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of July, 2006.

Commission expires:
4-8-2007

W. B. Stuart
Notary Public

File Number: 260600823
RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

