WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 11:20 2 pgs
Fees:13.00 Taxes:684.50

20061003-0122326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Gail Orth	Capital Bank & Trust	133-13-98
(NAME)	(NAME)	
518 Inwood Drive	1808 West End Avenue 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-3609	Nashville · TN 37203	
(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, Frances C. Patton, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jenny Gail Orth, a single person, 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:

BEING Lot No. 35 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Frances C. Patton

Being the same property conveyed to ~~Rick Patton~~, a single person by Deed from Steven J. Pulk and wife Pamela L. Pulk dated July 30, 1998 of record in Book 11046, page 657, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 518 Inwood Drive, Nashville, TN 37211-3609

(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 28th day of September, 2006.

Frances C. Patton

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Frances C. Patton, a single person,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2006.

Commission expires:

Justin Tatum — Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008