WARRANTY DEED

File Number: 70019

Davidson County DEEDWARR
Recvd: 02/27/07 15:16 2 pgs
Fees:13.00 Taxes:66.60
20070227-0024321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Patton	Ricky Patton	92-6-378.00
(NAME)	(NAME)	
2622 Tiffany Dr.	Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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, Wilkinson Enterprises, LTD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Patton, 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. 18 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for said County.

Said Lot 18 fronts forty feet on the westerly side of 28th Avenue North and runs back between parallel lines one hundred and fifty feet to an alley.

Being the same property conveyed to Wilkinson Enterprises, LTD by deed from Dorothy J. Sloss, a widow who has not remarried and Jeff Brown, a widower who has not remarried, dated October 21, 1996 of record in Book 7016, Page 414, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 28th Avenue North, Nashville, TN 37208

(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 19th day of January, 2007.

Wilkinson Enterprises, LTD

By: _____

Jeffrey L. Wilkinson, Managing Partner

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Jeffrey J. Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the partner of Managing Partner, the within named bargainor, a partnership, and that he/she as such partner , executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand and official seal at 7447 Harwin, Houston Texas, this 19th day of January, 2007

Commission expires: 12-20-2008

Antoinette Binkley
Notary Public

