(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

X Charles A. Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2007.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Patterson	Charles A. Patterson	
(NAME) P.O. Box 571	(NAME) P.O. Box 571	043-12-023
(ADDRESS) Madison TN 37115	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071078

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, Douglas A. Haley and Michael A. Herbert**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles A. Patterson and Laquita Victoria Patterson**, 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, and described as follows, to-wit:

BEING Lot No. 11 on the subdivision of Parts of Lot Nos. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING all of the same property conveyed to Douglas A. Haley and Michael A. Herbert by Warranty Deed from Lois Virginia Weaver Austin, et al, dated March 28, 2002 and filed of record in Book 20020409-0043763, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 131 Rio Vista, Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of May, 2007.

Davidson County DEEDWARR
Recvd: 06/04/07 10:13 2 pgs
Fees:13.00 Taxes:518.00
20070604-0065900

X Douglas A. Haley
Douglas A. Haley

X Michael A. Herbert
Michael A. Herbert

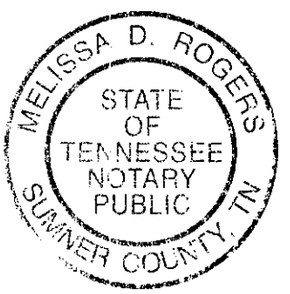
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Douglas A. Haley and Michael A. Herbert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Douglas A. Haley and Michael A. Herbert executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2007.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public