WARRANTY DEED

File Number: 70237

Davidson County DEEDWARR
Recvd: 06/07/07 15:01 2 pgs
Fees:13.00 Taxes:29.60
20070607-0068515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Timothy Patton	Timothy Patton	08115026500
(NAME)	(NAME)	
1517 14th Ave N	1517 14th Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Leatrice Moore , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Patton and Marquice 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:

Being the easterly one-half of Not No. 262 on the plan of McGavock, Wetmore and others' Second Addition, called The Addition to the Town of McGavock , as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 262 fronts 50 feet on the westerly side of 14th Avenue North and runs back between parallel lines, with the southerly margin of Underwood Street, 85 feet to a dead line.

Being the same property bequeathed to Leatrice Moore by the Last Will and Testment of Eleanor Lorraine Douglas on January 29, 1987 in Book 157, Page 658 in Register's Office of Davidson County.

~~Being the same property conveyed to Timothy Patton and wife Marquice Patton by deed from Leatrice Moore on Instrument No~~

unimproved ☒

This is improved ☐ property, known as 1517 14th Ave N, 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 our hands this 24th day of May, 2007.

Leatrice Moore, By Atty in Fact

Melva Black
By Power of Attorney for Leatrice Moore

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 Leatrice Moore by Melva Black as her attorney in fact the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Leatrice Moore by Melva Black as her attorney in fact * executed the within instrument for the purposes therein contained

20070607-0068514

Witness my hand and official seal at Nashville, Tennessee this May 24, 2007

RACHELL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public