Davidson County DEEDWARR
Recvd: 11/15/07 07:58 2 pgs
Fees:13.00 Taxes:444.00
20071115-0133821

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$120,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 26 DAY OF OCTOBER, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES 02-02-09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — LORAS NASKE — SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
VALERIA M. ANGLIN	**SAME**	**092-10-0147.00**
2823 GEORGIA AVE.		
NASHVILLE, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF **$120,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICKY PATTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

VALERIA M. ANGLIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 44, I.L. Pendleton's Subdivision of the STEGER Home Place, as shown on plat of record in Plat Book 421, Page 106, in the Register's Office, Davidson County,Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward L. Patton from Chris Flowers by Warranty Deed dated 07-20-06 and filed for record 07-26-06, in Instrument No. 20060726-0089772, said Register's Office for Davidson County Tennessee.

Being the same property further conveyed to Ricky Patton by Quitclaim Deed from Edward Patton, Jr. dated 03/21/07 and filed for record on _____, in Instrument # 20071115-0133820 **_____, Register's Office for Davidson County, Tennessee.**

Furthermore, being the same property conveyed to Valeria M. Anglin by Warranty Deed from Ricky Patton dated 10/26/07 and filed for record on _____ in Instrument # _____

Register's Office for Davidson County, Tennessee V.A.R.P.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **2823 GEORGIA AVE. NASHVILLE, TN 37209**

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 ever 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 26th day of **OCTOBER, 2007**

RICKY PATTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **RICKY PATTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of **OCTOBER, 2007.**

LORA S. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

NOTARY PUBLIC

(SEAL) My Commission expires: 02-02-09