398

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/08 14:29 2 pgs
Fees:13.00 Taxes:1350.50

20080505-0046198

23334

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF April, 2008.

(Affix Seal) Notary Public

My Commission Expires:

KENNETH M BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chuck V. Hibbett and Reinaldo Mercado-Ruiz	Coldwell Banker Home Loans	
4709 Villa Green Drive	3000 Leadenhall Road	Map and Parcel 131 14 0 095
Nashville, TN 37215	Mount Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA B. PATTERSON, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto CHUCK V. HIBBETT, unmarried AND REINALDO MERCADO-RUIZ, unmarried, as joint tenants with the right of survivorship, hereinafter called the GRANTEE(S), their heirs and assigns, that 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. 309 on the Plan of Seven Hills, Section VI, as of record in Book 2900, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 309 fronts 70.2 feet on the southerly side of Villa Green Drive, and extends back 305.9 feet on the easterly line and 346.2 feet on the northwesterly line, to a dead line in the rear, which is broken line on which it measures 420.8 feet thereon.

Being the same property conveyed to Patricia B. Patterson by Warranty Deed from Bradley Heath Morton, Roger Harris Morton and Engedi Leigh Howell of record in Book 8913, page 157, Register's Office for Davidson County, Tennessee. The said Patricia B. Patterson (formerly Patricia B. Morton) having conveyed a thirty-seven and one-half (37.5%) percent interest to Thomas Weaver Patterson by Quitclaim Deed of record in Book 8913, page 161, said Register's Office. The said Patricia B. Patterson (formerly Patricia B. Morton) and Thomas Weaver Patterson quitclaim and convey to Thomas W. Patterson and wife, Patricia B. Patterson by Quitclaim Deed of record in Instrument No. 20070730-0090110, said Register's Office. The said Thomas W. Patterson having since died, leaving property vested solely in Patricia B. Patterson.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2008 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131 14 0 095.
b. All matters appearing on the Plan of Seven Hills, Section 6 of record in Book 2900, page 107, Register's Office for Davidson County, Tennessee.
c. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4888, page 644, Register's Office for Davidson County, Tennessee.
d. Easement of record in Book 5151, page 256, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 4709 Villa Green Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does

further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th day of April, 2008:

Patricia B. Patterson

Patricia B. Patterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named PATRICIA B. PATTERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of April, 2008.

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

Notary Public