WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 09:33 3 pgs
Fees:18.00 Taxes:649.35
20080804-0079736

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 7/16/11

(AFFIX SEAL)

File No.: 2008070018

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RayeDene Berry	Wells Fargo Bank, N.A.	083-13-0-513.00
(NAME)	(NAME)	
1602 Shelby Ave.	2600 Lake Lucien Dr. #312	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Maitland, FL 32751	
(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, I/WE, Karen E. Patterson, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raye Dene Berry unmarried, 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 the easterly part of Lot No. 12 and the westerly 5 feet of Lot No. 13 on the Map of Edgefield Land Company's First Addition, of record in Book 57, Page 130, Register's Office for said County.

Said parts of said lots adjoin and front together 45 feet on the southerly side of Shelby Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Karen E. Patterson, unmarried, by Warranty Deed from Rachele Scott, unmarried, dated 11/19/04, recorded 11/22/04 in Instrument Number 20041122-0139601, Register's Office for Davidson County, Tennessee.

James L. Brunke joins in this conveyance to transfer any interest that he may have in the subject property by virtue of his marriage to Karen E. Patterson.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1602 Shelby Ave., Nashville, TN 37206
(House Number) (Street) (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/our hand(s) this 31st day of July, 2008.

Karen E. Patterson by Jeffrey R. Patterson, Attorney in Fact
Karen E. Patterson by Jeffrey R. Patterson, Attorney in Fact

~~Karen E.~~ JP James L. Brunke by Jeffrey R. Patterson, Attorney in Fact
James L. Brunke by Jeffrey R. Patterson, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey R. Patterson Attorney in Fact for Karen E. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument on behalf of Karen E. Patterson by Jeffrey R. Patterson for the purposes therein contained pursuant to Power of Attorney executed by Karen E. Patterson.

Witness my hand and official seal this 31st day of July, 2008.

Dana Delworth
Notary Public

Commission Expires: 01/24/2009

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey R. Patterson Attorney in Fact for James L. Brunke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument on behalf of James L. Brunke by Jeffrey R. Patterson for the purposes therein contained pursuant to Power of Attorney executed by James L. Brunke.

Witness my hand and official seal this 31st day of July, 2008.

Dana Delworth
Notary Public

Commission Expires: 01/24/2009

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument is executed on behalf of Karen E. Patterson by Jeffrey R. Patterson as Attorney in Fact pursuant to record Power of Attorney of record in Instrument No. 20080804-0079734, in hte Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James L. Brunke by Jeffrey R. Patterson as Attorney in Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080804-0079735, in the Register's Office for Davidson County, Tennessee.

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY