WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,911.00

Kiawsha S. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2009.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: January 23, 2010.
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 23 2010

BILL GARRETT, Davidson County
Trans: T20090066166 DEEDWARR
Recvd: 09/29/09 10:39 2 pgs
Fees: 13.00 Taxes: 443.67
20090929-0090271

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiawsha S. Patton	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
1404 Tempany Court	2050 Parkway Office Circle	05003007000
(ADDRESS)	(ADDRESS)	
Nashville, TN	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091406

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, L.C. Doss and wife, Glenda Doss**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kiawsha S. Patton, an unmarried woman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 1404 Tempany Court, Nashville, TN 37207-1768
(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her 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 25th day of September, 2009.

L.C. Doss

Glenda Doss

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 25th day of September, 2009.

Commission expires: January 23, 2010

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 23 2010

Cari Allen
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 125 on the Plan of Bellshire Terrance, Section II of record in Plat Book 6250, page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to L.C. Doss and wife, Glenda Doss by Warranty Deed from J.B. Gibbs joined by Betty Gibbs, dated August 28, 1987 and filed of record in Book 7339, Page 838, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6741, page 991, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

G.C. Doss