# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Karen L. Rudy
Affiant

Subscribed and sworn to before me, this 13th DAY OF October 2009.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-KW-09-3013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deena Whitfield | First Community Mtg., Inc. | |
| 3013 Vista Valley Court (ADDRESS) | 1610 S. Church St., Ste. A (NAME) (ADDRESS) | |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37130 (CITY) (STATE) (ZIP) | 59-5-274.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANNETTE PATTERSON, N/K/A ANNETTE PATTERSON-MCLAURIN, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEENA WHITFIELD, A SINGLE PERSON, 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 279, BUENA VISTA ESTATES, SECTION 6, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 85, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANNETTE PATTERSON, UNMARRIED BY WARRANTY DEED FROM CARL L. BROWN, SR. AND WIFE, DIANNE C. BROWN, RECORDED ON THE 4TH DAY OF JUNE, 1997 IN BOOK 10480, PAGE 37, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NOTE: ANNETTE PATTERSON, FORMERLY UNMARRIED IS NOW KNOWN AS ANNETTE PATTERSON-MCLAURIN, A MARRIED WOMAN.

GREGORY MCLAURIN, HEREBY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND PAID CURRENT BY THE GRANTOR HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 3013 Vista Valley Court, Nashville, Tennessee 37218
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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.**

BILL GARRETT, Davidson County
Trans:T20090069938 DEEDWARR
Recvd: 10/14/09 11:01 2 pgs
Fees:13.00 Taxes:344.10
20091014-0095202

Witness my/our hand(s) this 13th day of October, 2009.

Annette Patterson-McLaurin

Gregory McLaurin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annette Patterson McLaurin, the within named bargainor, 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, this the 13th day of October, 2009.

Notary Public

My Commission Expires: 7-2-10

(SEAL)

JOHN GLEAVES
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, Gregory McLaurin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of October, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903