WARRANTY DEED

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Patterson	Fifth Third Mortgage	07508012700
(NAME)	(NAME)	
636 Frankfort Drive	5001 Kingsley, Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(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, WE, Cary Croft and Katherine Croft, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian* Patterson and wife, Melissa** Patterson, 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:

*William B. **R.

BEING Lot No. 481, on The Plan of Tulip Grove, Section 8, of record in Plat Book 4660, Page 56, register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cary Croft and Katherine Croft, husband and wife, by Warranty Deed dated February 14, 2008 from Larry Michael Rouse and wife Anice Rouse of record in Instrument No. 20080222-0017631, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Katherine Croft by Cary Croft as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091027-0099199, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 636 Frankfort Drive, Hermitage, TN 37076

(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 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.

BILL GARRETT, Davidson County
Trans:T20090072995 DEEDWARR
Recvd: 10/27/09 15:10 2 pgs
Fees:13.00 Taxes:435.12

20091027-0099200

Witness our hands this 16th day of October, 2009.

_____

× Cary Croft
Cary Croft

_____

× Katherine Croft by Cary Croft Attorney in Fact
Katherine Croft

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th of October, 2009 before me personally appeared Cary Croft, the person who executed the foregoing instrument on behalf of Katherine Croft, and acknowledged that he executed the same as the free act and deed of the said Katherine Croft, through Power of Attorney granted Cary Croft by the said Katherine Croft.

Witness my hand and official seal at ~~Franklin~~ Nashville, Tennessee this 16th day of October, 2009.

Commission expires:

1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cary Croft, 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 at ~~Franklin~~ Nashville, Tennessee this 16th day of October, 2009.

Commission expires:

1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public