(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012212 DEEDWARR
Recvd: 03/02/10 10:54 2 pgs
Fees:13.00 Taxes:432.74
20100302-0015831

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2010.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Hollis and Barbara Hollis	new owner	72-13-142.00
(NAME)	(NAME)	
2419 Brasher Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **James Patterson and Ernestine Patterson**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa Hollis unmarried, and Barbara Hollis, unmarried**, joint tenants in common with right of survivorship, 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 South 50 feet of Lot No. 116 on the Map of Trevecca Subdivision of Renraw, of record in Book 421, page 72 and 73, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Westerly side of Brasher Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to James Patterson and wife, Ernestine Patterson by Warranty Deed from Rosia McVea, unmarred, dated March 30, 2007 and recorded in Instrument No. 20070405-0041032, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2419 Brasher Avenue, Nashville, TN 37206

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, has 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 our hands this 26th**26th** day of **February**February, 2010. **2010**

James Patterson

Ernestine Patterson by James Patterson her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **James Patterson** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th26th** day of February 2010. **2010**

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 7|3|12
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of May, 2005, before me personally appeared **James Patterson**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Ernestine Patterson**, and who acknowledged that she executed the same as the free act and deed of the said **Ernestine Patterson**, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book ____, page _____, said Register's Office.. * 20100302.0015830

Witness my hand and official seal this 26th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: 7|3|12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON