mail to:

THIS INSTRUMENT PREPARED BY:
Keystone Title Inc.
9005 Overlook Blvd.
Suite 134
Brentwood, TN 37027

Address New Owner(s)
Mary Sean Patterson
304 Magnolia Ct.
Franklin, Tennessee 37064

Send Tax Bills To:
Primelending
18111 Preston Road, Suite 900
Dallas, TX 75252

Map & Parcel Nos.:
161-10-0B-180.00CO

BILL GARRETT, Davidson County
Trans:T20100056502 DEEDWARR
Recvd: 09/09/10 08:41 2 pgs
Fees:13.00 Taxes:650.83
20100909-0071640

WARRANTY DEED

THIS INDENTURE, made and entered into this **3rd day of September, 2010**, by and between **Stefano A Hugh and Mehrnaz A Hugh, husband and wife**, party of the first part, and **Mary Sean Patterson**, an unmarried woman, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($175,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 26 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mehrnaz A. Hugh and Stefano A Hugh, her husband by Warranty Deed from Fox Ridge Homes, Inc., of record in Instrument No. 200007210072425, dated 7/14/2000, recorded 7/21/2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book 9700, page 949; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Amended in Book 6393, page 495 and Amended in Book 8507, page 831, Book 11526, page 579 and in Instrument No. 20000606-0056066; Charter of HOA of record in Instrument No. 200006060056067; Subject to Encumbrance of An Ingress and Egress from Village Way Book 11076, page 537, Book 11076, page 661 and Book 11526, page 579; Storm Water Detention Agreement Book 11078, page 919; Agreement for Dedication of Easement for Water Mains and Appurtenances Book 8197, page 338; and any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office for Davidson County Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is _x_ improved or ____ unimproved and also known as 808 Tintern Abbott Court, Nashville, TN 37211.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Stefano A Hugh

Mehrnaz A Hugh

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stefano A Hugh and Mehrnaz A Hugh, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3 **day of** September, **2010**.

My commission expires: 7/7/2010

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deanna Gwyn
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$175,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 3 **day of** Sept., **2010**.

Deanna Gwyn
Notary Public

PROPERTY ADDRESS:
808 Tintern Abbott Ct.
Nashville, TN 37211

Commission exp:
7/7/2010

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY