WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110019434 DEEDWARR
Recvd: 04/04/11 10:51 2 pgs
Fees:13.00 Taxes:373.70
20110404-0025568

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-24-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tavia A. Patton	First Guaranty Mtg	71-5 Parcel 257.00
(NAME)	(NAME)	
1724 Edgewood Ave	8180 Greensboro Drive Ste 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	McLean, VA 22102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

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/ I, Robert A. Sackey , married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tavia A. Patton, unmarried**, 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. :

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Re-Subdivision of Brooklyn Heights Subdivision, of record in Plat Book 9700, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Sackey, a married man by Warranty Deed dated August 29, 2006 from Yvonne A. Equaken, unmarried, of record in Instrument No. 20061006-0124417, Register's Office for Davidson County, Tennessee.

Melanie McGill joins in this conveyance for the purpose of conveying any right , title and interest in and to said property which she may have marital or otherwise .

This is property known as 1724 Edgewood Ave, Nashville ,TN 37207

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1724 Edgewood Ave , Nashville, TN 37207

(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/I do covenant with the said GRANTEE that we/I 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 28th day of March, 2010.

Robert A. Sackey

Robert A. Sackey

Melanie McGill

Melanie McGill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 28th day of March , 2010.

Commission expires: 11-29-2011

Notary Public

