WARRANTY DEED

G-VRES-11-696

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Provence	Linda Provence	
696 Williamsport Court (ADDRESS)	696 Williamsport Court (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	128-3-B-25.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES M. PATTERSON AND WIFE, ATHENA M. PATTERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA PROVENCE, A MARRIED WOMAN , 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 25, WILLIAMSPORT SUBDIVISION, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 628 AND 629, 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 JAMES M. PATTERSON AND WIFE, ATHENA M. PATTERSON BY WARRANTY DEED FROM BRENDA C. GENTRY, UNMARRIED, RECORDED ON THE 17TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010717-0075907, RE-RECORDED AT INSTRUMENT NO. 20010725-0079021, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 628 AND 629 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 607; RESTRICTIONS OF RECORD IN BOOK 9144, PAGE 703; BY-LAWS OF RECORD IN BOOK 9144, PAGE 723; CHARTER OF WILLIAMSPORT HOA OF RECORD IN BOOK 9144, PAGE 697; AGREEMENT FOR DEDICATION OF PUBLIC UTILITIES EASEMENT OF RECORD IN INSTRUMENT NOS. 20040511-0053728 AND 20040511-0053729; QUITCLAIM DEED FOR COMMON AREA OF RECORD IN BOOK 9363, PAGE 560 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 696 Williamsport Court, Nashville, Tennessee 37221
(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:T20110033070 DEEDWARR
Recvd: 06/03/11 08:59 2 pgs
Fees:13.00 Taxes:851.00
20110603-0042427

Witness my/our hand(s) this 27th day of May, 2011.

James M. Patterson

Athena M. Patterson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Patterson and Athena M. Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903