THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110040494 DEEDWARRSP
Recvd: 07/06/11 14:28 3 pgs
Fees:18.00 Taxes:177.60
20110706-0051754

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| JUSTIN CUTLER<br>318 STEWART SPRINGS DR<br>SMYRNA, TN 37167 | SAME | 08208019100 |

FOR AND IN 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, **Joyce L Buchanan and joined by her siblings, the heirs at law of Carrie C Patterson, Mary Ann Patterson, Linda J. McKissick, Betty L. Cole, and Jesse L. Patterson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin Cutler, unmarried**, hereinafter called the Grantee, **his** heirs and/ assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 198 OF BLOCK 2 OF THE MAP OF F. O. BEAZLEY'S MCFERRIN ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGON & SUMNER, ENGINEERS, DATED AUGUST 3, 1971 AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST MARGIN OF MYRTLE STREET, SAID IRON PIN BEING 35 FEET SOUTH FROM THE SOUTH MARGIN OF CLEVELAND STREET; THENCE SOUTH 7° 17' WEST, 50 FEET TO AN IRON PIN; THENCE NORTH 83° 28' WEST, 150.00 FEET TO THE EAST MARGIN OF ALLEY NO. 717; THENCE WITH MARGIN OF SAID ALLEY, NORTH 7° 17' EAST, 50.00 FEET; THENCE SOUTH 83° 28' EAST, 150.00 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOYCE BUCHANAN FROM CARRIE C PATTERSON, WIDOW BY JOYCE L BUCHANAN POA BY QUITCLAIM DEED DATED 7/30/2001, AND RECORDED 8/17/2001 IN INSTRUMENT NUMBER 20010817-0088949, SAID REGISTER'S OFFICE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JESSE LEE PATTERSON AND WIFE, CARRIE PATTERSON FROM LEON GILBERT AND JACK J COHEN AND WIFE, BESSIE D COHEN BY INSTALLMENT DEED DATED 6/14/1972, AND RECORDED 6/22/1972 IN BOOK 4612, PAGE 883, SAID REGISTER'S OFFICE.

JESSE LEE PATTERSON HAVING SINCE PASSED AWAY ON 3/3/1995 LEAVING CARRIE C PATTERSON, AS HIS SPOUSE AND SURVIVING TENANT BY THE ENTIRETY.

CARRIE C PATTERSON DECEASED ON JUNE 15, 2002 LEAVING MARY ANN PATTERSON, LINDA J. MCKISSICK, JOYCE L. BUCHANAN, BETTY L. COLE, AND JESSE L. PATTERSON, AS HER SOLE AND ONLY HEIR BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT # 20110706-0051752 AND INSTRUMENT # 20110706-0051753, SAID REGISTER'S OFFICE.

This is improved property known as: 726 MYRTLE STREET, NASHVILLE, TENNESSEE 37206

AND THE GRANTORS, DOES HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on his own judgment. This deed was prepared without benefit of a survey and the description herein is taken from the previous conveyance deed.

Whenever 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 29 day of JUNE, 2011.

JOYCE L BUCHANAN

MARY ANN PATTERSON

LINDA J. MCKISSICK

BETTY L. COLE

JESSE L. PATTERSON

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE L BUCHANAN, MARY ANN PATTERSON, LINDA J MCKISSICK, BETTY L. COLE, JESSE L. PATTERSON, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 29 day of JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Jessica Kemler
Affiant

Subscribed and sworn to before me this 30th day of June, 2011.

Jennifer McEwen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY