Box 13
#16415

BILL GARRETT, Davidson County
Trans:T20110043084 DEEDWARR
Recvd: 07/18/11 12:35 2 pgs
Fees:13.00 Taxes:543.90
20110718-0054688

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Tessa Bohannon & James Arnold
5925 Colchester Drive
Hermitage, TN 37076

SEND TAX BILL TO:
F&M Bank
10 Cadillac Way, Ste. 100
Brentwood, TN 37076

MAP 087 05 0A
GROUP
PARCEL 025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Wendey G. Patterson f/k/a Wendy G. Catrett, and Christopher T. Patterson, husband and wife,** has this day bargained and sold, and does hereby transfer and convey unto **Tessa Bohannon and husband, James Arnold,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Farmingham Woods, Phase 1, as of record in Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wendy G. Catrett, unmarried by deed from Timothy M. Stauffer and wife Leann M. Stauffer of record in Instrument 200604040038359, Register's Office for Davidson County, Tennessee, dated March 31, 2006. And being the same property conveyed to Wendy G. Catrett, unmarried and Christopher T. Patterson, unmarried, as tenants in common with expressed rights of survivorship by Quitclaim Deed from Wendy G. Catrett, unmarried of record in Instrument 200604130042652, Register's Office for Davidson County, Tennessee, dated March 31, 2006.

Wendy G. Catrett, Wendey G. Catrett and Wendey Patterson are one and the same.

This is improved property known as: **5925 Colchester Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 228, and all matters shown on the PUD Boundary Plat in Book 7900, Page 173, and restrictions in Book 8238, page 176, and amended in Book 8351, page 533, Book 8423, page 784, Book 8702, Page 528, Book 8424, Page 426, Book 8447, page 635, Book 9006, Page 409 and Book 9006, page 414, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of June, 2011

Wendey G. Patterson

Christopher T. Patterson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Wendey G. Patterson and Christopher T. Patterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this tran... $147,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: _____

LaTroce McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County