BILL GARRETT, Davidson County
Trans:T20110079681 DEEDWARR
Recvd: 12/16/11 10:38 2 pgs
Fees:13.00 Taxes:610.50
20111216-0098049

THIS INSTRUMENT PREPARED BY: MARCY E. SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF DECEMBER, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES:

MARCY E. SHELTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2013

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Christopher Patton and Kimberly Patton	New Owner	157 08 0A 024.00

Christopher M. Patton
Kimberly A. Patton
1200 State Blvd Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maria DePaulo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Patton and wife, Kimberly Patton**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 24, on the Plan of Middleton, 3rd Revision, a Planned Unit Development, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, of which Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Maria DePaulo, a married person, by deed from Randy Woodward and wife, Tabiatha R. Oglesby Woodward, of record in Instrument No. 20040324-0033131, dated March 22, 2004, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes subsequent to 2011, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 6522, page 212, Book 7119, page 345, Book 9816, page 844, and Book 10714, page 744, said Register's Office.

4. Easement of record in Book 6505, page 881, said Register's Office.

This is unimproved property known as: **20 Middleton Park Lane Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of December, 2011.

Maria DePaulo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria DePaulo, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2011

(Seal)

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2012

Notary Public

My Commission Expires: _____