WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037891 DEEDWARR
Recvd: 05/23/12 10:22 2 pgs
Fees:13.00 Taxes:636.03

20120523-0044675

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Deanne Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2012.

Kim Perry
Notary Public

MY COMMISSION EXPIRES: 5-2013

(AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy K. Patton	Wilson Bank & Trust	188100A08500
(NAME)	(NAME)	
200 Birdnest Aly	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **FirstBank**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Timothy K. Patton, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 85, on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, of record as Instrument No. 200708070093935, 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 Firstbank by Deed from Charles S. Sanger, Successor Trustee, dated 02/11/2011 and filed for record on 02/17/2011 in Instrument 201102170013636, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Instrument 200708070093935, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200706270076582, as amended of record in Instrument 200708210099818, as amended of record in Instrument 200805150049892, said Register's Office.
Master Deed Restrictions of record in Instrument 200706270076581, also amended in Instrument 200708210099818 and 200805150049892, said Register's Office.
Right of Way Easement of record in Book 4588, Page 484, said Register's Office.
Easement and Memorandum of Agreement of record in Instrument 200701230009057, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200707020078659, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200707030079178, said Register's Office.
Charter of record in Instrument 200703070027908, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of W.H. Smithson LLC (the foreclosed mortgagor) in the land or any claim that the

foreclosure by First Bank (the foreclosing lender) is invalid.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 200 Birdnest Aly, Nolensville, TN 37135
(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/or 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/or 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.

Witness my hand this 18th day of May, 2012.

FIRSTBANK

Paul H. Craig
Special Assets

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Paul H. Craig with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Special Assets of FirstBank and that he as such Special Assets executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Special Assets.

WITNESS my hand and seal this 18th day of May, 2012.

Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027