Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120069307 DEEDWARR
Recvd: 09/14/12 12:13 2 pgs
Fees:13.00 Taxes:695.60
20120914-0083615

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey M. Patton (NAME)	NEW OWNER (NAME)	83-3-129.00
2113 Creighton Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Daniel M. Mills, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey M. Patton, an unmarried person, hereinafter called the Grantees, their heirs and 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 PART OF LOT NUMBER 19 AND PART OF A COURT AND PART OF 3 ALLEYS OF THE MINNIE E. MARTIN SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY FRONTS 49.8 FEET ON THE SOUTH SIDE OF CREIGHTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES PARALLEL TO 150 FEET WEST OF RIVERSIDE BLVD., 201 FEET TO A DEAD LINE.

Being the same property conveyed to Daniel M. Mills by Warranty Deed from David Williams and wife, Amanda Williams, dated November 30, 2007, filed December 4, 2007, in Instrument No. 20071204-0140237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2113 Creighton Avenue, Nashville, TN 37206

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 we do covenant with the said Grantees that we are 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 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 Grantees, 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.

Witness our hands this **11th** day of **September, 2012**

Daniel M. Mills

STATE OF ~~TENNESSEE~~ District of Columbia
COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned authority, **Daniel M. Mills**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **September, 2012**

Brenda S. Thomas
Notary Public

My commission expires: Jan 1, 2017

BRENDA S. THOMAS NOTARY PUBLIC EXP. 1-1-2017 DISTRICT OF COLUMBIA