WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120098194 DEEDWARR
Recvd: 12/26/12 09:14 2 pgs
Fees:13.00 Taxes:333.00
20121226-0118353

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100,000.00~~ $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD D. TREW
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES March 18, 2015

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Saddle Creek Title
871 Ridgeway Loop, Suite 115
Memphis, Tennessee 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER MANGEOT AND ROBERT MANGEOT	FIRST TENNESSEE BANK, N.A	148.13-0-218.00
(NAME)	(NAME)	
104 MAPLE VALLEY COURT	1 MORTGAGE WAY	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	MOUNT LAUREL, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, *RICHARD ALAN PATTERSON AND LINDA L. PATTERSON, HUSBAND AND WIFE*, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *HEATHER MANGEOT AND ROBERT MANGEOT, WIFE AND HUSBAND*, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20, on the plan of Maple Valley Subdivision, Section Two, of record in Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This being the same property conveyed to Richard Alan Patterson and wife, Linda L. Patterson, by Warranty Deed dated 12/22/1998 recorded 12/30/1998 in Book 11273, Page 878 in the Davidson County, Tennessee Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6200, Page 645, Restrictive Covenants of record in Book 7380, Page 665, in the aforesaid Register's Office; and the 2013 County Taxes, which the party of the second part agrees to assume and pay.

unimproved ☐

This is improved ☒ property, known as 104 MAPLE VALLEY COURT, NASHVILLE, TN 37211

(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 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, 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 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 my hand this 1ST day of November, 2012.

Richard A. Patterson

Linda Patterson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RICHARD ALAN PATTERSON AND LINDA L. PATTERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official this 1st day of November, 2012.

Commission expires: March 18, 2015

Notary Public

SCT # 2012100162



MY COMMISSION EXPIRES

R. P.

4P