BILL GARRETT, Davidson County
Trans:T20130006642 DEEDWARR
Recvd: 01/24/13 10:26 2 pgs
Fees:13.00 Taxes:181.30

20130124-0007788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $49,000.00 (Forty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 18th day of January, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Larry Thomas-Pate and Betty Susan Thomas-Pate 420 Walton Lane, Unit K 52 Madison,TN 37115	Larry Thomas-Pate and Betty Susan Thomas-Pate 2612 Paddlewheel Drive Nashville, TN 37214	051150A05200CO

WARRANTY DEED

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, **HARLEY MADISON LEFTWICH, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LARRY THOMAS-PATE AND WIFE BETTY SUSAN THOMAS-PATE**, 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 Unit K 52 as shown on the Plat of Quail Creek of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44 et seq., said Register's Office.

Being the same property conveyed to Harley Madison Leftwich, by deed of record in Instrument 20100329-0023196, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **420 WALTON LANE, UNIT K 52** **MADISON,TN37115**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2012

HML

WITNESS, this 11th day of January, 2013

Harley Madison Leftwich

Harley Madison Leftwich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harley Madison Leftwich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of January, 2013.

Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15