RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130100032

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009362 DEEDWARR
Recvd: 02/04/13 10:44 2 pgs
Fees:13.00 Taxes:752.95
20130204-0011243

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$203,500.00 Shantrelle S. Edmondson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of JANUARY, 2013
Notary Public
MY COMMISSION EXPIRES:

M. C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167
MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shantrelle S. Edmondson	**SWBC Mortgage Corporation**	**087-09-0-073.00**
4841 Myra Drive	**213 Overlook Circle, Suite A-4**	
Hermitage, TN 37076	**Brentwood, TN 37027**	

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, WE,

David Patterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shantrelle S. Edmondson, 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 Lot No. 18, Block 27, New Hope Estates, Phase One, as shown by plat of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to David Patterson by Peter H. Curry, Attorney in Fact, by Warranty Deed from Matthew T. Tullos and Darlene J. Tullos, dated 3/30/05 and recorded 4/1/05 in Instrument No. 20050401-0035517, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4841 Myra Drive, Hermitage, TN 37076**
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 our hands this 31st day of JANUARY, 2013.

David Patterson by [signature], Attorney in fact

David Patterson by Peter H. Curry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2013 before me personally appeared Peter H. Curry to me known to be the person who executed the foregoing instrument in behalf of David Patterson. as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said David Patterson

Witness my hand and official seal at Nashville , Tennessee, this the 31st day of January, 2013.

My commission expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014