WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047679 DEEDWARR
Recvd: 06/07/13 10:45 2 pgs
Fees:13.00 Taxes:632.70
20130607-0058052

R-VRES-13-916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Julie Berryman
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 11.23.2015
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Russell D. Patterson	NEW OWNER (NAME)	
916 Preston Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-08-0-055.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHIRLEE W. LEDBETTER AND EDWIN R. SAUNDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL D. PATTERSON AND WIFE, CRYSTAL L. PATTERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 127 ON THE MAP OF SECTION FOUR, ROSEWOOD HEIGHTS OF RECORD IN PLAT BOOK 2330, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE FULLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 127 FRONTS 90 FEET ON THE WESTERLY SIDE OF PRESTON DRIVE, AND RUNS BACK 252.6 FEET ON THE NORTHERLY LINE AND 240.8 FEET ON THE SOUTHERLY LINE, AND MEASURES 90.9 FEET ON THE REAR.

BEING THE SAME PROPERTY CONVEYED TO NELLINE F. SMITH BY DEED FROM LAWRENCE D. SMITH AND NELLINE F. SMITH OF RECORD IN BOOK 5986, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 18, 1966 RECORDED ON DECEMBER 30, 1982. NELLINE F. SMITH NOW KNOWN AS NELLINE F. SAUNDERS HAVING SINCE DIED AND BEQUEATHED SAID PROPERTY TO SHIRLEE W. LEDBETTER AND EDWIN R. SAUNDERS (LAST WILL AND TESTAMENT, DOCKET NO. 12P-665, FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION).

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2330, PAGE 9 AND BOOK 2339, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 916 Preston Drive, Nashville, Tennessee 37206
(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 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. 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/our hand(s) this 31st day of May, 2013.

Shirlee W. Ledbetter

Edwin R. Saunders

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirlee W. Ledbetter and Edwin R. Saunders, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public

My Commission Expires: 10/18/16

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122