RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20130075829 DEEDWARR
Recvd: 09/03/13 12:15 2 pgs
Fees: 13.00 Taxes: 425.50

20130903-0092444

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2013.

NOTARY PUBLIC

My Commission Expires: June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Limbaugh	Primary Residential Mortgage 4750 West Wiley Post Way Suite 200 Salt Lake City, UT 84116	061-06-0-069.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALEX PATTERSON, EXECUTOR OF THE ESTATE OF DUANE PATTERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES LIMBAUGH

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County. Tennessee, described as follows to-wit:

Being Lot No. 197, on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, pages 103 and 104. Register's Office for Davidson County.

Said Lot No. 197 adjoins and fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

INCLUDED in the above, but EXCLUDED in this conveyance is the 5 feet along the south side previously conveyed to William Glenn and wife. Eleanor Glenn.

Being the same property conveyed to DUANE PATTERSON, by deed from WESLEY D. HODGES, UNMARRIED, of record in Book 5701, page 653, dated January 15, 1981, said Register's Office. Being further conveyed to JOE MACK PATTERSON, by Quitclaim Deed from DUANE PATTERSON, of record in Book 10732, page 209, dated December 23, 1997, said Register's Office. Being further conveyed to DUANE PATTERSON, UNMARRIED, by Quitclaim Deed from JOE MACK PATTERSON, of record in Instrument No. 20030409-0047063, dated March 31, 2003, said Register's Office. The said Duane Patterson having since died on or about February 15, 2013. Duane Patterson's Estate probated as Docket No. 13P-449.

This improved property is known as 4015 Hutson Avenue, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of August, 2013.

Alex Patterson Executor of The Estate of Duane Patterson
Alex Patterson, Executor of the Estate of Duane Patterson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Alex Patterson, Executor of the Estate of Duane 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of August, 2013.

Notary Public

My commission expires 1-6-2014