Warranty Deed

BILL GARRETT, Davidson County Trans:T20130076993 DEEDWARR Recvd: 09/05/13 12:39 2 pgs Fees:13.00 Taxes:1443.00 20130905-0093836	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $390,000.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2013. Notary Public My commission expires: 9-8-13

GREGORY LEE FAIRBURN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEP 8 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Eugene Carden	Suntrust Mortgage Inc.	
176 Lelawood Cir	1001 Semmes Ave. RVW5093	103-10-001.00
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA WYATT FIELDS, TRUSTEE OF THE PATRICIA WYATT FILEDS REVOCALBE LIVING TRUST,DATED JULY 9, 2004** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN E. CARDEN, UNMARRIED** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Hillwood Park, of record in Plat Book 3300, Pages 27 & 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul R. Wyatt and wife, Patricia B. Wyatt by Warranty Deed from Fridrich & Hooper Realty Company of record in Book 5171, Page 757, Register's Office for Davidson County, Tennessee, dated July 15, 1977 and recorded on July 15, 1977. The said Paul R. Wyatt having since died.

Being the same property conveyed to Patricia Fields aka Patricia Wyatt and Morgan Fields, married by Quitclaim Deed from Patricia B. Wyatt, as surviving tenant by the entirety of record in Instrument No. 20020815-0098851, Register's Office for Davidson County, Tennessee, dated August 5, 2002 and recorded on August 15, 2002 Being the same property conveyed to Patricia Fields, married by Quitclaim Deed from Patricia Fields aka Patricia Wyatt and Morgan Fields, married of record in Instrument No. 20020815-0098853, Register's Office for Davidson County, Tennessee, dated August 5, 2002 and recorded on August 15, 2002.

Being the same property conveyed to Patricia Wyatt Fields, Trustee of the Patricia Wyatt Fields Revocable Living Trust, dated July 9, 2004 by Deed from Patricia Fields of record in Instrument No. 20050404-0035863, Register's Office for Davidson County, Tennessee, dated March 21, 2005 and recorded on April 4, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 176 Lelawood Cir, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2013.

Patricia Wyatt Fields Revocable Living Trust, dated July 9, 2004

Patricia Wyatt Fields, Trustee

Patricia Wyatt Fields, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia Wyatt Fields, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public