WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Allison Y. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Yvette Patton	Allison Yvette Patton	
(NAME)	(NAME)	
4307 Winterbrook Road	Same	04107001200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry L. Morris, Conservator for the Estate of Wayne D. Harbison**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Allison Yvette Patton**, *hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being all of Lot No. 4, on the plan of Bell Knob, of record in Plat Book 2854, Page 116, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Wayne D. Harbison and wife, Betty A. Harbison by Deed from Union Trust Company, a Tennessee Corporation, dated 07/27/1964 and filed for record on 08/03/1964 in Book 3796, Page 798, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne Davis Harbison by Divorce Decree from Betty Ann Harbison, dated 06/10/1975 and filed for record on 06/26/1975 in Book 4926, Page 800, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2854, Page 116, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Minute Book 100, Page 315, First Circuit Court at Nashville, Tennessee and as referenced in Book 3796, Page 798, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6255, Page 819, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20130079550 DEEDWARR
Recvd: 09/13/13 10:19 2 pgs
Fees:13.00 Taxes:144.30

20130913-0096735

File No.: 01288-16575
SMG TN Warranty Deed

This is improved ☑ property, known as 3985 Lawing Drive, Nashville, TN 37207-1405
(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/or 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/or 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 hand this 12th day of September, 2013.

Terry L. Morris
Conservator for the Estate of Wayne D. Harbison

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry L. Morris with whom I am personally acquainted and who proved himself/herself to be the Conservator of the Estate of Wayne D. Harbison, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2013.

Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122