BILL GARRETT, Davidson County
Trans:T20130091448 DEEDWARR
Recvd: 10/24/13 14:34 2 pgs
Fees:13.00 Taxes:370.00
20131024-0111001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Affiant

Subscribed and sworn to before me, this 21st day of October, 2013.

Notary Public

My commission expires: 6-3-14

CHRISTY M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMIE MOLINA **NANCY YOLANDA ENCALADA**	Magna Bank	**04306018500**
508 FEDDERS DRIVE	6525 Quail Hollow Rd Suite 300	
MADISON, TN 37115	Memphis, TN. 38120	

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 ACKNOWLEDGE, WE,

OTIS W. PATTERSON, JR. ET UX LINDA C. PATTERSON

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

JAMIE MOLINA and NANCY YOLANDA ENCALADA, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

BEING Lot No. 57 on the Plan of Madison Park, Section 3, of record in Book 3500, Page 104, Register's Office, Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO OTTIS W. PATTERSON, JR. ET UX LINDA C. PATTERSON, BY WARRANTY DEED FROM ROGER E. PARDUE ET UX DEANNA J. PARDUE DATED 03/08/1977 AND RECORDED ON 03/10/1977 IN BOOK 5122 PAGE 814 SAID REGISTER'S OFFICE SAID COUNTY. OTIS W PATTERSON AND OTTIS W PATTERSON IS ONE AND THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3500, Page 104, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3794, Page 933, Register's Office for Davidson County, Tennessee

All other easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 508 FEDDERS DRIVE, MADISON, TN 37115.

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 in 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 my/our hand(s) this 21st day of October, 2013.

Otis W Patterson Jr.
OTIS W. PATTERSON, JR.

Linda C Patterson
LINDA C. PATTERSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (JB)

Personally appeared before me, a Notary Public of said County and State, OTIS W. PATTERSON, JR. and LINDA C. PATTERSON, the within named Grantors, 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, at office, this 21st day of October, 2013.

Lindsey Boswell
Notary Public

My Commission Expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.