WARRANTY DEED

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2013

Notary Public:

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard W. Kindall	First Community Mortgage	Parcel ID:
2017 Woodlake Court	275 Robert Rose Dr.	108120B10600CO
Nashville, TN 37214	Murfreesboro, TN 37129	

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 acknowledged, we

M. Scott Patton and wife, Valerie C. Patton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Richard W. Kindall , unmarried
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. 34, on the Plan of Phase 1-A, Section Three, Harborview, of record in Plat Book 6200, Page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to M. Scott Patton and wife, Valerie C. Patton by deed from Rodney J. Newberry and wife, Melissa C. Newberry of record in Instrument 20020318-0033576, Register's Office for said County, dated March 15, 2002.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7471, Page 26 amended in Book 7646, Page 142, 147, and 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; and Book 7471, Page 62, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 783, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2017 Woodlake Court, Nashville, TN 37214

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 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 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 28th day of October, 2013.

M. Scott Patton

Valerie C. Patton

BILL GARRETT, Davidson County
Trans:T20130092996 DEEDWARR
Recvd: 10/30/13 14:01 2 pgs
Fees:13.00 Taxes:647.50
20131030-0112777

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Scott Patton and wife, Valerie C. Patton, 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 28th day of October, 2013.

My Commission Expires: 9-9-14

Notary Public

