MLF613-5096

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00 Affiant Subscribed and sworn to before me, this 25th day of October, 2013 Notary Public MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

DAWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne M. Ciuba	NEW OWNER	147-14-0
(NAME)	(NAME)	(MAP)
551 Brewer Drive		113.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Keith Patterson and Tracey Walters**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Adrienne M. Ciuba, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. D on the Revised Plan of a portion of Whispering Hills, Section II-B, of record in Plat Book 2663, Page 33, 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 Major H. Patterson and wife, Ruby H. Patterson by Deed from Arthur N. Phillips and wife, Rachel L. Phillips of record in Book 3163, Page 109, Register's Office for Davidson County, Tennessee, dated November 25, 1960 and recorded on December 8, 1960. The said Ruby H. Patterson having since died leaving Major H. Patterson as surviving tenant by the entirety. The said Major H. Patterson having died on June 23, 2013.

Major H. Patterson being one and the same as M. H. Patterson, and under the Last Will and Testament of M. H. Patterson of record under Docket No. 13P-1438 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, said property was devised to Keith Patterson and Tracey Walters.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 551 Brewer Drive, Nashville, Tennessee 37211

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.

BILL GARRETT, Davidson County
Trans:T20130094864 DEEDWARR
Recvd: 11/06/13 11:25 2 pgs
Fees:13.00 Taxes:554.63
20131106-0115158

Witness my/our hand(s) this 25th day of October, 2013.

Keith Patterson

Tracey Walters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Keith Patterson; Tracey Walters with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of October, 2013.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122