WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100984 DEEDWARR
Recvd: 12/02/13 12:50 6 pgs
Fees:33.00 Taxes:388.50

20131202-0122391

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/13/2016

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

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
Huy Nguyen Ta	Huy Nguyen Ta	133-02-O-365.00
(NAME)	(NAME)	
187 Mccall Street	187 Mccall Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 considerations, the receipt of which is hereby acknowledged, we, **Stacey J. Collett, Randy Patterson, Terri Patterson Mills and Lee Patterson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Huy Nguyen Ta and Janice Tien Tan, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of McCall Park, as shown by plat appearing of record in Book 3500, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James Lee and wife, Shirley Lee by Warranty Deed dated 04/23/1999 from Sue R. Blaylock of record in Book 11445, Page 389, Register's Office for Davidson County, Tennessee. The said James Lee died on 11/16/2009, leaving Shirley Lee the surviving tenant by the entirety. The said Shirley Lee died intestate on 08/04/2011, leaving Jamie D. Patterson and Stacey J. Collett, her sole heirs at law.

Being the same property further conveyed to Jamie D. Patterson and Stacey J. Collett, in equal fifty percent (50%) tenants in common shares by Administratrix's Quitclaim Deed dated 05/23/2012 from Jamie D. Patterson, Administratrix for the Estate of Shirley Mai Lee of record in Book 3500, Page 86, Register's Office for Davidson County, Tennessee. The said Jamie D. Patterson having since died on 01/13/2013 leaving Randy Patterson, Terri Patterson Mills and Lee Patterson, her sole heirs at law, as evidenced by Affidavit of Heirship attached here to as Exhibit "A".

All matters as set forth per Book 3500, Page 86, said Register's Office.

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 ☐

This is improved ☑ property, known as 187 Mccall Street, Nashville, TN 37211

(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 our hands this 26th day of November, 2013.

Stacey J. Collett

Randy Patterson

Terri Patterson Mills

Lee Patterson

State of Tennessee
County of Wilson

Personally appeared before me Stacey J. Collett, Randy Patterson, Terri Patterson Mills, and Lee Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of November, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, William R. Appleton avers as follows:

1. That he is familiar with the estate and heirs of Jamie D,. Patterson (deceased) having had personal knowledge of her and her family for over forty (40) years in the capacity of neighbor and family friend;

2. That Jamie Diane Patterson (a/k/a Jamie D. Patterson) died intestate on January 13, 2013;

3. That Jamie Diane Patterson was survived by her husband, Randy Patterson;

4. That Jamie Diane Patterson was survived by two (2) children, Terri Patterson Mills and Lee Patterson;

5. That as a result of the death of Jamie Dian Patterson, the following are her heirs at law:

   a. Husband, Randy Patterson

   b. Daughter, Terri Patterson Mills

   c. Son, Lee Patterson

6. That Randy Patterson, Terri Patterson Mills and Lee Patterson are all above the age of majority and neither of them are under any type of disability;

7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Jamie Diane Patterson and that it will be relied on by Stewart Title Guaranty Company to insure proper transfer and title to the real

estate owned of record by Jamie Diane Patterson.;

8. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell, Stewart Title Guaranty Co., and Stewart Title Company from any and all claims that may be made against them by or on account of the Estate of Jamie Diane Patterson, whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Jamie Diane Patterson as a result of providing false and misleading information.

Executed this 25th day of November, 2013.

William R. Appleton

William R. Appleton

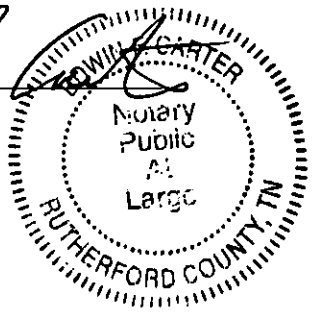
STATE OF Tennessee
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, William R. Appleton, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 25th day of November, 2013.

Notary Public

My Commission Expires: June 19, 2016



Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Wendell L. Byrd avers as follows:

9. That he is familiar with the estate and heirs of Jamie D,. Patterson (deceased) having had personal knowledge of her and her family for over forty (40) years in the capacity of neighbor and family friend;

10. That Jamie Diane Patterson (a/k/a Jamie D. Patterson) died intestate on January 13, 2013;

11. That Jamie Diane Patterson was survived by her husband, Randy Patterson;

12. That Jamie Diane Patterson was survived by two (2) children, Terri Patterson Mills and Lee Patterson;

13. That as a result of the death of Jamie Dian Patterson, the following are her heirs at law:

    a. Husband, Randy Patterson

    b. Daughter, Terri Patterson Mills

    c. Son, Lee Patterson

14. That Randy Patterson, Terri Patterson Mills and Lee Patterson are all above the age of majority and neither of them are under any type of disability;

15. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Jamie Diane Patterson and that it will be relied on by Stewart Title Guaranty Company to insure proper transfer and title to the real estate owned of record by Jamie Diane Patterson.;

16. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell, Stewart Title Guaranty Co., and Stewart Title Company from any and all claims that may be made against them by or on account of the Estate of Jamie Diane Patterson, whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Jamie Diane Patterson as a result of providing false and misleading information.

Executed this 25th day of November, 2013.

Wendell L. Byrd

Wendell L. Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Wendell L. Byrd, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 25th day of November, 2013.

Notary Public

My Commission Expires: June 19, 2016

EDWIN F. CARTER
Notary Public
at Large
RUTHERFORD COUNTY, TN