NEW OWNER:

Lawanna Edwards
Chrissy Kirkwood
113 Gordon Terrace
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1194

Davidson County DEEDWARR
Recvd: 12/17/13 15:56 4 pgs
Fees:23.00 Taxes:247.90
20131217-0127587

Map 071

Group 04-0

Parcel 001.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Seven Thousand and 00/100 Dollars ($67,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES WILLIAM PATTON and wife, NAOMI PATTON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **LAWANNA EDWARDS, unmarried and CHRISSY KIRKWOOD, unmarried** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 21 and the westerly 20 feet of Lot No. 23 on the Map of John L. Gordon and Wife Subdivision in the 12th Civil District of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 80 feet on the northerly side of Gordon Terrace and run back between lines to the dead line being the northerly boundary of said subdivision.

Being the same property conveyed to James William Patton and wife, Naomi Patton by Quitclaim Deed from James William Patton, married, dated April 10, 2003 and of record in Instrument No. 20030422-0053054, Register's Office for Davidson County, Tennessee. For further reference see Deed of record in Book 8625, Page 165.

This is IMPROVED property known as 113 Gordon Terrace, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **December, 2013**.

JAMES WILLIAM PATTON

NAOMI PATTON

STATE OF TENNESSEE

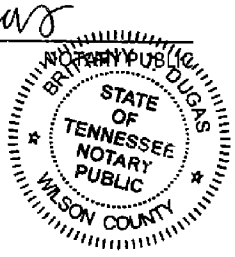
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES WILLIAM PATTON AND NAOMI PATTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 7-25-16



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The actual consideration or value, whichever is greater, for this transfer is $ **67,000.00**.

AFFIANT

Sworn to and subscribed to before me 16th day of **December, 2013.**

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067