ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Michael Traverse, Etux NYSHAUNA TRAVERSE 529 MILLSTATION DR. NASHVILLE TN 37207	New Owners	08108012600
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. File #14616		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I. Maria Patton (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Michael Traverse and wife, Nyshauna Traverse (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 389, PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY, as shown on plat of record in Plat Book 21, Page 105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to I. Marie Patton by Warranty Deed from Carmen Johnson, unmarried, recorded on the 9th day of January, 2007 in Instrument No. 20070109-0003639, in the Register's Office of Davidson County, Tennessee.

This is unimproved real property located 1812 Delta Avenue, Nashville, TN 37208.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Walker Heights Subdivision, as recorded in Plat Book 21, Page 105, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $20,000.00.
(
(
(Subscribed and sworn to before me
(this 20th day of December, 2013.
(
(
((My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires May 8, 2017

BILL GARRETT, Davidson County
Trans:T20130107037 DEEDWARR
Recvd: 12/26/13 13:51 2 pgs
Fees:13.00 Taxes:74.00
20131226-0129974

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of December, 2013.

I. Marie Patton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, I. Marie Patton whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 20th day of December , 2013.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017