WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021759 DEEDWARR
Recvd: 04/01/14 12:08 2 pgs
Fees:13.00 Taxes:1576.20
20140401-0026849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH 2014

Notary Public

MY COMMISSION EXPIRES: March 8, 2014

(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 225 A Dunbar Cave Road Clarksville, Tennessee 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Revocable Trust Agreement for the Patina Circle Trust	Janet Dyer	091 14-0-B 022.00CO
(NAME) 428 Patina Circle	(NAME) 428 Patina Circle	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Rachel L Faulkner and Jay Tyler Faulkner, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **R. L. Moore, Trustee or his successors in trust, of the Revocable Trust Agreement for the Patina Circle Trust dated March 21, 2014,** hereinafter called the GRANTEES, 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 22 on the Plan of Patina Subdivision, Phase 2 of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel L. Faulkner, married by deed from Patina Development, a Tennessee Limited Liability Company and filed for record on 02/19/2013 in Instrument #20130219-0016521, in the Register's Office for Davidson County, Tennessee. Jay Tyler Faulkner joins in this conveyance for the sole purpose of conveying any, right, title and interest he may have in and to the above described realty by virtue of his marriage to the herein Rachel L. Faulkner.

unimproved
This is improved x property, known as **428 Patina Circle, Nashville, TN 37209**
(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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

THIIS CONVEYANCE is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 21st day of March 2014

Rachel L Faulkner

Jay Tyler Faulkner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, Rachel L. Faulkner and Jay Tyler Faulkner known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that the execution of the same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2014

Commission expires: 06/12/2017

Notary Public

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY