BILL GARRETT, Davidson County
Trans:T20140022018 DEEDWARR
Recvd: 04/02/14 10:17 2 pgs
Fees:13.00 Taxes:333.00
20140402-0027184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 90,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

Notary Public

My commission expires: 11/20/14

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM RYAN VERNON **AUDREY AMANDA PENDERGRASS**	FirstBank	**07002007900**
804 SHAWNWOOD CIRCLE	3500 Blue Lake Dr, Ste 325	
NASHVILLE, TN 37218	Birmingham, AL 35243	

FOR AND IN 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 ACKNOWLEDGE, WE,

ALLISON Y. PATTON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM RYAN VERNON, SINGLE MAN and AUDREY AMANDA PENDERGRASS, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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(s) 26, as shown on the map entitled Shawnwood, Section 5, of record in Plat Book 6050, Page(s) 408, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO ALLISON Y. PATTON, UNMARRIED, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D. C., DATED 01/24/2014 AND RECORDED ON 02/10/2014 IN INSTRUMENT NUMBER 20140210-0011261, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $50,000.00

BEING FURTHER THE SAME PROPERTY CONVEYED TO SECRETARY, DEPARTMENT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON DC BY SUBSTITUTE TRUSTEE'S DEED FROM MCC TN, LLC, AS SUBSTITUTE TRUSTEE DATED 01/03/2013 AND RECORDED ON 01/30/2013 IN INSTRUMENT NUMBER 20130130-009619, SAID REGISTER'S OFFICE FOR SAID COUNTY.
ALSO BEING FURTHER THE SAME PROPERTY CONVEYED TO CISMETGUSS H. MCNEIL AND WIFE JESSICA MCNEIL, BY WARRANTY DEED FROM ERIE N. PAIGE, JR. AND WIFE DEBORAH F. PAIGE, DATED 10/28/2005 AND RECORDED ON 11/04/2005 IN INSTRUMENT NUMBER 20051104-0133929, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 804 SHAWNWOOD CIRCLE, NASHVILLE, TN 37218.

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 in 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.

Witness my/our hand(s) this 28th day of March, 2014.

Allison Y. Patton.
ALLISON Y. PATTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALLISON Y. PATTON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2014.

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson Co