Davidson County DEEDWARR
Recvd: 04/24/14 14:48 4 pgs
Fees:23.00 Taxes:1716.80
**20140424-0034688**

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31704-03-2014**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $464,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 24th day of April, 2014.<br><br>Notary Public<br>My Commission Expires: |

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Patrick Davidson, Emma Davidson<br>136 Brookfield Avenue<br>Nashville, TN 37205 | New Owner | Map and Parcel No.:<br>130 090 00500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Joseph Hees, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Davidson and Emma Davidson, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 136 Brookfield Avenue, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 24th day of April, 2014.

David Joseph Hees

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Joseph Hees**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 of Block F on the 2nd Revised Plan, Highlands of Belle Meade No. 2 Blocks E, F, G, H and K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Joseph Hees and wife, Claire O'Brien, by deed dated August 20, 2007 from David J. Elrod and wife, Rebecca T. Elrod, of record in Instrument No. 20070823-0101056, Register's Office for Davidson County, Tennessee. The parties having divorced. By quitclaim deed dated February 14, 2011, of record in Instrument No. 20110228-0015974, said Register's Office, David Joseph Hees, an unmarried man, and Claire O'Brien, an unmarried woman, who acquired title as husband and wife, conveyed subject property to David Joseph Hees, an unmarried man.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 130 090 00500.
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

