This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22243.2014

BILL GARRETT, Davidson County
Trans:T20140033007 DEEDWARR
Recvd: 05/13/14 09:57 3 pgs
Fees:18.00 Taxes:323.75
20140513-0040770

**NEW OWNER:**
Sean Patton
416 A Woodmont Blvd.
Nashville, TN 37205

**SEND TAX BILL TO:**
New Owner

**MAP & PARCEL:**
082 04 0 369.00

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James W. White**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Sean Patton,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 12 feet of Lots Numbers 1 and 2 and the northerly 3 feet of the easterly 12 feet of Lot No. 3 on the Plan of Lookaway Subdivision, as of record in Book 843, Page 51 and part of a 2.19 acre tract on the Plan of James Burns Subdivision as of record in Book 421, Page 40, Register's Office of Davidson County, Tennessee and described as follows:

Beginning on the southerly margin of Granada, formerly Grand Avenue, at a point 131 feet east of the easterly margin of McFerrin Avenue, as widened; thence at right angles southwardly 110 feet; thence at right angles easterwardly 60 feet; thence at right angles northwardly 110 feet to the southerly margin of Granada Avenue; thence with Avenue westwardly 60 feet to the beginning.

Being the same property conveyed to James W. White by Deed dated July 17, 1992 from James W. Locke, Jr. and being of record in Book 8680, Page 655, Register's Office of Davidson County, Tennessee.

**THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR**

SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. ~~Any and all visible easements which may affect the within described property~~ JW
4. Any and all notes and matters on the Plan of record in Plat Book 421, Page 40 and Plat Book 843, Page 51, said Register's Office.
5. Conveyance of easement for right of way purposes of record in Book 4833, page 413, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 906 Granada Avenue, Nashville, Tennessee 37206.

Executed on this 9th day of May, 2014.

James W. White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, James W. White, 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 this 9th day of May, 2014.

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

Notary Public

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of May, 2014.

Notary Public

My Commission Expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014