BILL GARRETT, Davidson County
Trans:T20140039611 DEEDWARR
Recvd: 06/05/14 10:26 2 pgs
Fees:13.00 Taxes:617.90

20140605-0048886



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2014.

NOTARY PUBLIC

My Commission Expires: 1-11-14

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph V. Pisapia and Jennie O. Switzer 1515 Riverside Dr. Nashville, TN 37206	Joseph V. Pisapia and Jennie O. Switzer 1515 Riverside Dr. Nashville, TN 37206	061-16-0-057.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SUELLEN PATTON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSEPH V. PISAPIA AND JENNIE O. SWITZER, HUSBAND AND WIFE

hereinafter called the GRANTEES, their 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 northwesterly one-half of Lot No. 21 and the easterly 37.5 feet of Lot No. 20, as shown on the map entitled Map of Greenland Estates, of record in Plat Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 20 and 21 front together 62.5 feet on the northeasterly side of Cardinal Drive, formerly Martha Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Gene Peck Cole and wife, Hazel C. Cole, by deed from Charles L. Wills and wife, Norma S. Wills, of record in Book 4026, page 835, dated June 14, 1966, said Register's Office. The said Gene Peck Cole having since died on or about April 24, 2000, leaving the said Hazel C. Cole as the surviving tenant by the entirety. The said Hazel C. Cole, a/k/a Hazel Lorene Cole having since died testate, on or about November 27, 2013. Her Last Will and Testament being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 14P209 devised the subject property to her daughter, Suellen Cole Patton.

This improved property is known as 1335 Cardinal Avenue, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 3 day of June, 2014.

Suellen C. Patton
Suellen Patton

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Suellen Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of June, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

