BILL GARRETT, Davidson County
Trans:T20140045402 DEEDWARR
Recvd: 06/26/14 09:40 2 pgs
Fees:13.00 Taxes:118.40
20140626-0055896

WARRANTY DEED

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

_____
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115
with information furnished by the parties hereto and without the benefit of a title search and/or examination

RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Worley and wife, R. Chelsea Romersa	Kevin Worley	047 000 110.00
(NAME)	(NAME)	
1903 Old Hickory Blvd.	1903 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, I, Deborah Warren Patterson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN WORLEY AND WIFE, R. CHELSEA ROMERSA, 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 THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being part of Lot No. 1 on the Map of the lands of Gideon Harris, deceased, of record in M.B. "J" Pages 232 and 233 of the County Court for said County and described according to a copy of a survey thereof made February 6, 1946 by Lewis D. J. Justice, Surveyor. Being a part of that same tract of land conveyed to Burt Warren and wife, Lula Warren by deed of S. D. Dugger and wife, Effie Dugger of record in Book 1371, Page 106, Register's Office for Davidson County, Tennessee. The land herein conveyed is Ten (10) acres, more or less, in the Southwest corner or portion of the Burt Warren land, described as follows: Beginning at the point in the southwest corner of the Burt Warren tract where it corners with the lands of Rutherford and Hazlewood; thence in a northerly direction with the line between Burt Warren and Hazlewood and Vernon Phillips, 660 feet to a point, the northwest corner of the tract herein conveyed; thence easterly 660 feet to a point, the northeast corner of the tract herein conveyed; thence southerly 660 feet to a point in the line between Burt Warren and E. R. Rutherford; thence westerly with the line between Warren and Rutherford, 660 feet to the point of beginning, containing ten (10) acres, more or less, AND INCLUDING AN EASEMENT FIFTY FEET IN WIDTH FROM THE EAST LINE OF THE HEREIN DESCRIBED PROPERTY ACROSS THE REMAINING LAND OF BURT WARREN TO EATON'S CREEK ROAD AS A MEANS OF INGRESS AND EGRESS, SUBJECT TO THE RIGHT OF BURT WARREN TO DESIGNATE THE LOCATION OF SAID EASEMENT.

Being the same property conveyed to Larry Purcell and wife, Deborah Warren Purcell by Warranty Deed from Burt Warren and wife, Lula Warren dated August 2, 1974 and recorded in Book 4840, Page 594, Register's Office for Davidson County, Tennessee. The said Larry Purcell a/k/a Larry Wayne Purcell and Deborah Warren Purcell aka Deborah G. Purcell having since divorced. By Final Decree of the Second Circuit Court For Davidson County, Tennessee, Docket No. 94D-3696, all right title and interest of Larry Wayne Purcell was divested from him and vested in Deborah G. Purcell. The said Deborah Warren Purcell is now known as Deborah Warren Patterson.

unimproved ☑

This is improved ☐ property, known as 0 Eatons Creek Road, Nashville, TN 37218
(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.

Witness my hand this 25th day of June, 2014.

Deborah Warren Patterson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah Warren Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY