BILL GARRETT, Davidson County
Trans:T20140051569 DEEDWARR
Recvd: 07/17/14 14:47 2 pgs
Fees:13.00 Taxes:201.65
20140717-0063479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 54,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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:
ALLISON Y PATTON	NEW OWNER	05815012800
4116 CREEKWOOD LN		
NASHVILLE, TN 37218		

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,

JOESEF KRAVICH, MARRIED

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

ALLISON Y PATTON, A 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 NO. 22 ON THE PLAN OF CREEKWOOD NORTH AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOESEF KRAVICH, A MARRIED MAN BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA, NA DATED 05/23/14 AND RECORDED ON 06/27/14 IN INSTRUMENT NO. 20140627-0056538, SAID REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF GRANTOR OR GRANTOR'S SPOUSE.

ALSO BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED 02/04/2014 AND RECORDED ON 02/10/2014 IN INSTRUMENT NUMBER 20140210-0011252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $35,100.00.

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 4116 CREEKWOOD LN, 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 2nd day of July, 2014.

JOESEF KRAVICH

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, JOESEF KRAVICH, 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 2nd day of July, 2014.

Notary Public

My Commission Expires: 3/29/17

MIKE AHARONIAN
COMM. #2016207
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 03/29/2017