BILL GARRETT, Davidson County
Trans:T20140053092 DEEDWARR
Recvd: 07/23/14 09:12 3 pgs
Fees:18.00 Taxes:562.03
20140723-0065262

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey or title examination. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF MADISON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00.

Thomas M Patton
Affiant

MITZI LEE LOVELESS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2014.

Mitzi Loveless
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-26-15

ADDRESS OF NEW OWNERS:
Cecil Felker
and Ruby Felker
116 Swanton Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Cecil and Ruby Felker
116 Swanton Court
Goodlettsville, TN 37072

PARCEL:
026 06 0 111.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS M. PATTON, INDIVIDUALLY AND AS PERSONAL REPRENTATIVE OF THE ESTATE OF MARGARET A. PATTON**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **CECIL FELKER AND RUBY FELKER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 292 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, at page 549, Register's Office of Davidson County, Tennessee. (Legal description taken from prior deed.)

Being the same real estate conveyed to Thomas M. Patton and Margaret A. Patton by Quitclaim Deed dated March 2, 2007 and recorded August 20, 2012 in Instrument No. 20120820-0074394, Register's Office of Davidson County, Tennessee. Margaret Patton died July 14, 2014 leaving Thomas Michael Patton Personal Representative pursuant to Order entered in the Probate Court of Davidson County, Tennessee, Docket No. 13P2057.

This is **improved** X property known as 116 Swanton Court, Goodlettsville, TN 37072
Unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEES,** their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2014 City and County taxes which shall be prorated and assumed by the Grantees herein; (2) restrictive covenants of record in Book 6406, page 929, in the Register's Office of Davidson County, Tennessee; (3) easements of record in Book 4377, page 94; in Book 6636, page 824; and in Book 6117, page 290, in said Register's Office; (4) easements, restrictions, and building setback lines of record in Plat Book 6900, page 549, in said Register's Office; and, I do further covenant and bind myself, my 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 8 day of July, 2014.

Thomas M. Patton
THOMAS M. PATTON, Individually

ESTATE OF MARGARET A. PATTON

By: Thomas Michael Patton
Thomas Michael Patton,
Personal Representative

STATE OF TN
COUNTY OF Davidson

Before me, Mitzi Loveless, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared THOMAS M. PATTON, to me known (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 he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 8 day of July, 2014.

Mitzi Loveless
Notary Public

My Commission Expires: 6-26-15

MITZI LEE LOVELESS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TN
COUNTY OF Davidson

Before me, Mitzi Loveless, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared THOMAS MICHAEL PATTON, Personal Representative of the ESTATE OF MARGARET A. PATTON to me known (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 he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 8 day of July, 2014.

Mitzi Loveless
Notary Public

MITZI LEE LOVELESS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My Commission Expires: 6-26-15