Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140057123 DEEDWARR
Recvd: 08/05/14 15:00 2 pgs
Fees:13.00 Taxes:444.00
20140805-0070356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2014.

Notary Public

My commission expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

THIS INSTRUMENT WAS PREPARED BY
SOUTHERN WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
K. Ryan Meadows	New Owner	
1389 Moonlight Trail		08311014100
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROGER T. PATTERSON AND WIFE, ELIZABETH W. PATTERSON, TRUSTEES UNDER AGREEMENT DATED MARCH 7, 1996 OF THE PATTERSON JOINT REVOCABLE LIVING TRUST AGREEMENT** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K. RYAN MEADOWS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 101 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roger T. Patterson and wife, Elizabeth W. Patterson, Trustees U/A/D Mar 07 1996 of the Patterson Joint Revocable Living Trust Agreement by deed from Roger T. Patterson, individually of record in Book 9972, Page 991, Register's Office for Davidson County, Tennessee, dated March 7, 1996 and recorded on March 8, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 715 Newhall Drive, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of August, 2014.

Roger T. Patterson and Elizabeth W. Patterson, Trustees Under Agreement Dated March 7, 1996 of the Patterson Joint Revocable Living Trust Agreement

Roger T. Patterson, Trustee

Elizabeth W. Patterson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roger T. Patterson and Elizabeth W. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the Trustee(s) of the Roger T. Patterson and Elizabeth W. Patterson, Trustees Under Agreement Dated March 7, 1996 of the Patterson Joint Revocable Living Trust Agreement, and is/are authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 4th day of August, 2014.



Notary Public

My Commission Expires: