PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

(2)

BILL GARRETT, Davidson County
Trans:T20140060682 DEEDWARR
Recvd: 08/18/14 10:15 2 pgs
Fees:13.00 Taxes:736.30
20140818-0074452

ADDRESS NEW OWNER:
Jeffrey J. & Karen A. Patterson
3360 Brome Lane
Nashville, TN 37218

SEND TAX BILL TO:
First Community Mortgage, Inc
275 Robert Rose Dr.
Murfreesboro, TN 37129

MAP/PARCEL 058-10B-034.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert A. Gibson, Jr., married,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey J. Patterson and Karen A. Patterson, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Carrington Place, Phase Two, of record in Instrument No. 20100923-0075756, 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 Robert A. Gibson, Jr. by Warranty Deed from Celebration Homes, LLC., a Tennessee limited liability company, of record in Instrument No. 20110629-0049884, Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 29, 2011. Also an Affidavit of Scrivener's Error was recorded 07/21/2014 in Instrument No. 20140721-0064404 to correct the phase and Plat Book, Register's Office of Davidson County, Tennessee.

"The above-referenced parcel is not now nor has it ever been the primary residence of Toni Gibson, spouse of the above-named Robert A. Gibson, Jr.".

This is improved property known as: **3360 Brome Lane, Nashville, Tennessee 37218.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20100923-0075756, and restrictions in Instrument No. 20080215-0015254, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of August, 2014.

Robert A Gibson Jr. by Toni Gibson his attorney in fact.
Robert A. Gibson, Jr. by Toni Gibson as attorney-in-fact, recorded in Instrument No. 20140818-0074451, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Gibson, as attorney-in-fact for Robert A. Gibson, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Robert A. Gibson, Jr., the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Toni Gibson, and recorded simultaneously herewith in Instrument No. 20140818-0074451, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 15th day of August, 2014.

NOTARY PUBLIC

STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY — AMY SEXTON — My Commission Expires August 3, 2016

My Commission Expires: 8/3/2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of August, 2014.

NOTARY PUBLIC

COURTNEY K. BENJAMIN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN. — My Commission Expires NOV 5 2014

My Commission Expires: 11/5/14

File No: 147313