File Box 8

BILL GARRETT, Davidson County
Trans:T20140069677 DEEDWARR
Recvd: 09/17/14 14:21 2 pgs
Fees:13.00 Taxes:381.10
20140917-0085424

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 56869
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adriana Loza 131 Rio Vista Drive Madison, TN 37115	New Owner

TAX MAP-PARCEL NUMBERS: 04312002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$103,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Charles A. Patterson and wife, Laquita Victoria Patterson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Adriana Loza hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Anderson Estates, Subdivision of Part of Tracts No. 6, 7 & 8, of record in Book 1835, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Patterson and Laquita Victoria Patterson by Warranty Deed from Douglas A. Haley and Michael A. Herbert, dated May 11, 2007, recorded June 4, 2007 in Instrument No. 20070604-0065900, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 121, said Register's Office, which Plan shows a 50foot minimum building setback line from Rio Vista Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 131 Rio Vista Drive, Madison, Tennessee 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of September, 2014.

Charles A. Patterson

Laquita Victoria Patterson

State of TENNESSEE

County of DAVIDSON

On this 16th day of September, 2014 , before me the undersigned authority, personally appeared Charles A. Patterson and Laquita Victoria Patterson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Sworn and subscribed before me this the 16th day of September, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017