BILL GARRETT, Davidson County
Trans:T20140082650 DEEDWARR
Recvd: 11/03/14 11:08 2 pgs
Fees:13.00 Taxes:492.10

20141103-0101159

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF October, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Webster 4244 Nepal Drive Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr, Ste 400 Franklin, TN 37067	075.06-0-084.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marie C. Patterson, widow and Michael L. Patterson aka Michael J. Patterson aka Michael Joseph Patterson, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daniel Webster, an unmarried man

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. 317 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Patterson and wife, Marie C. Patterson by warranty deed from Milford C. Smith and James Wakefield recorded 10-12-1967 in Book 4180, Page 439, said Register's Office. Property was further conveyed to Joseph M. Patterson and wife, Marie C. Patterson, a life estate interest, and William J. Patterson, a remainder interest, by quitclaim deed from Clyde Paul Holland, as Trustee, recorded 6-13-1984 in Book 6314, Page 578, said Register's Office. Joseph M. Patterson having since died, extinguishing his life estate interest in said property. Property further conveyed to Marie C. Patterson, William J. Patterson and Michael J. Patterson (erroneously referred to as Michael L. Patterson) by quitclaim deed from Marie C. Patterson and William J. Patterson recorded in Book 8710, Page 990, said Register's Office. Michael L. Patterson, Michael Joseph Patterson and Michael J. Patterson are one and the same person. William J. Patterson died testate on May 27, 2010. His interest vests in Michael Joseph Patterson as devisee under the will of William J. Patterson, Docket Number 10P1103, Davidson County Probate Court.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This Instrument is being executed pursuant to a Power of Attorney being recorded simultaneously herewith of record in Instrument Number 20141103-0101158, Register's Office for Davidson County, Tennessee. Said Power of Attorney appointed William J. Patterson as Charlotte Marie Patterson's Attorney in Fact. William J. Patterson has since died. Said Power of Attorney directs that Michael J. Patterson now serves as her Attorney in Fact with the same powers and authority. Marie C. Patterson and Charlotte Marie Patterson are one and the same person.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in 3924, 25 as amended in Book 3952, page 881, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4244 Nepal Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 is 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 hand(s) this 30th day of October, 2014.

Marie C. Patterson by Michael J. Patterson as attorney in fact
Marie C. Patterson by Michael J. Patterson as Attorney-in-Fact

Michael J. Patterson
Michael J. Patterson

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 Michael J. Patterson, Attorney-in-Fact for Marie C. Patterson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Marie C. Patterson for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2014

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Michael J. Patterson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2014.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076