This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/21/14 12:46 2 pgs
Fees:13.00 Taxes:377.40
20141121-0107455

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of November, 2014, by and between Allison Y. Patton, unmarried, party of the first part, and Laqueta D. Garrett, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 124, on the Plan of Section Three, Timberwood Estates, of record in Plat Book 6200, Page 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Allison Y. Patton by virtue of that certain Warranty Deed dated April 29, 2014, at Instrument No. 20140430-0036223 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Y. Patton

Allison Y. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Allison Y. Patton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of November, 2014.

Carl Hudson

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY CARL HUDSON My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address: Laqueta D. Garrett

3648 Chesapeake Drive
Nashville, TN 37207

Tax Parcel No 05011015100

Property Address: 3648 Chesapeake Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Synovus Mortgage

2204 Lakeshore Drive, Suite 325 , Birmingham, AL 35209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $102,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of November, 2014.

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires:_____

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18