Davidson County DEEDWARR
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Fees:18.00 Taxes:429.20
20141208-0112437

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of October, 2014, by and between Deborah F Patton, married, party of the first part, and Keshia Powell, an unmarried person, 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:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Haynes Park, Section 2, as of record in Book 4460, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 41.97 feet on the northerly side of Eve Circle and runs back between lines 122.16 feet on the easterly side and 154.17 feet on the westerly side, to a broken line at the rear on which it measures 208 feet thereon.

Being all or part of the same property conveyed to Deborah F. Patton, by virtue of that certain Quit Claim Deed dated January 27, 2003, at Instrument No. 20030128-0011408 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as her primary residence.

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: any and all existing restrictions recorded in Book 4530, Page 394; Book 4552, Page 634; Book 4593, Page 70; and Book 6227, Page 788 all being 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.

Deborah F 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, Deborah F 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 10th day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Keshia Powell
112 Eve Circle
Nashville, TN 37218

Tax Parcel No 06904012900

Property Address: 112 Eve Circle
Nashville, TN 37218

MAIL TAX
BILLS TO:
American Mortgage Service C.
11503 Springfield Pike
Cincinnati, Ohio 45246

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 $116,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of October, 2014.

Notary Public

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

## Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

