BILL GARRETT, Davidson County
Trans:T20150000217 DEEDWARR
Recvd: 01/02/15 12:05 2 pgs
Fees:13.00 Taxes:392.20

20150102-0000283

WARRANTY DEED

KALYN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Melissa M-Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

Kalyn Robinson
Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria White	DAS Acquisition Company LLC	163-4-A-417 CO
(NAME)	(NAME)	
3001 Hamilton Church Rd., Unit 417	12140 Woodcrest Executive Suite 150	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	St. Louis, Missouri 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Luciana R. Patterson, a married woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria D. White, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 417, Hamilton Crossings Townhomes, a Planned Unit Development, of record on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, amended in Instrument No. 20050310-0026734, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Luciana R. Patterson, an unmarried woman, by Deed from R. J. York Homes, LLC, dated May 16, 2005, of record in Instrument No. 20050518-0056309, Register's Office for Davidson County, Tennessee. Luciana R. Patterson having since married Torey Antoan Patterson.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors; All matters appearing on the Plan of record in Instrument No. 20040212-0016945; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076 and in Instrument No. 200503100026734, Instrument No. 200507010075731 and Instrument No. 200602060014793, Easement of record in Instrument No. 20030731-0108672, By-Laws

of record in Instrument No. 20040212-0016946; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3001 Hamilton Church Rd., Unit 417, Antioch, TN 37013

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Title to the above-described property was vested in Luciana R. Patterson, an unmarried woman. Torey Antoan Patterson, spouse of Luciana R. Patterson, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, her heirs and assigns, all rights, claims and interest of every kind, character and description whatsoever which Torey Antoan Patterson now has or hereafter may acquire in the above-described property and/or the personal property by virtue of marriage, including, but not limited to, homestead and any interest in the above-described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

Witness my hand this 31st day of December, 2014.

Luciana R. Patterson

Torey Antoan Patterson

State of Tennessee

County of Rutherford

On this 31st day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Luciana R. Patterson and Torey Antoan Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 10/18/16

Notary Public

KALYN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD