Davidson County DEEDWARR
Recvd: 01/15/15 12:45 3 pgs
Fees:18.00 Taxes:407.00
20150115-0004299

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2015

NOTARY PUBLIC

My Commission Expires: 5/5/15

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Toni Harris<br>817 Gina Brooke Court<br>Hermitage, TN 37076 | New Owner | 087-13-0-018.00 |

**Warranty Deed**

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**SUELLEN C. MASON NOW KNOWN AS SUELLEN C. PATTON, MARRIED**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**TONI HARRIS, AN UNMARRIED WOMAN**

hereinafter called the GRANTEES, their 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(s) 154, as shown on the map entitled Valley Brooke, of record in Plat Book 5800, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUELLEN C. MASON, by deed from MARIA M. HERNANDEZ, of record in Book 8277, page 649, dated January 16, 1991, said Register's Office.

This improved property is known as 817 Gina Brooke Court, Hermitage, TN 37076.

The said George S. Patton joins in this conveyance for the purpose of conveying any interest he may have in the above referenced property martial or otherwise.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 12 day of January, 2015.

Suellen C. Patton

George S. Patton

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Suellen C. Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George S. Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2015.

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-6-2017

Notary Public

My commission expires: 11-6-2017

True Copy Certification

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

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith