NEW OWNER:
PATRICK A. DUX
429 WOODBERRY DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
CMG MORTGAGE, INC.
3160 CROW CANYON RD., SUITE 400
SAN RAMON, CA 94583

Map & Parcel No.: 09511002200

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave..
Lebanon, TN 37087

FILE NO: 15-0027

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150008237 DEEDWARR
Recvd: 02/03/15 08:22 3 pgs
Fees:18.00 Taxes:465.46
20150203-0009769

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand Eight Hundred and 00/100 Dollars ($125,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES ARTHUR DEAN and wife, DEBORAH LEAH DEAN, as to a ½ undivided interest and BETTY RUTH DEAN, as to a ½ undivided interest** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICK ALEXANDER DUX, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1, Cloverdale Subdivision, as shown on the plat of the same, of record in Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 1 fronts 159.7 feet along the curve on the northerly side of Woodbury Drive, and runs back 145 feet on the westerly line and 180 feet on the easterly line to a dead line in the rear on which it measures 63.2 feet.
>
> Being a portion of the same property conveyed to CHARLES ARTHUR DEAN and wife, DEBORAH LEAH DEAN (as to a ½ undivided interest as tenants by the entireties) and BETTY RUTH DEAN (as to a ½ undivided interest), as tenants in common by Executor's Deed from Charles Arthur Dean and Betty Ruth Dean, individually and as Co-Executors of the Estate of Karleen B. Dean a/k/a Mildred Karleen Dean, dated December 26, 2013, and of record in Instrument No. 20131226-0130012, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 429 WOODBERRY DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 9, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 2nd day of February, 2015.

Charles Arthur Dean
CHARLES ARTHUR DEAN

Deborah Leah Dean
DEBORAH LEAH DEAN

Betty Ruth Dean
BETTY RUTH DEAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES ARTHUR DEAN, DEBORAH LEAH DEAN and BETTY RUTH DEAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of February, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$125,800.00.**

AFFIANT

Sworn to and subscribed to before me this 2nd day of February, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018