WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008818 DEEDWARR
Recvd: 02/04/15 10:56 2 pgs
Fees:13.00 Taxes:538.35
20150204-0010488

G-VRES-14-3412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martiez Deondre Patterson	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
3412 Westcliffe Court	**9311 San Pedro Ave., Ste. 100**	**150-03-0-442.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FELICIA R. PAUL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTIEZ DEONDRE PATTERSON AND LAKITA PATTERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

M.

Land in Davidson County, Tennessee, being Lot No. 392 on the Plan of Section Eight, 2nd Revision, The Country of record in Plat Book 6250, Page (s) 912 and 913, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Felicia R. Conteh by Quitclaim deed from Joseph Conteh of record in Instrument No. 20100319-0020842 Register's Office for Davidson County, Tennessee, dated January 5, 2010 and recorded on March 19, 2010. Felicia R. Conteh and Joseph Conteh, having since divorced as evidenced by Final Decree of Divorce filed April 20, 2010, in the Fourth Circuit Court for Davidson County, Tennessee. Felicia R. Conteh is now known as Felicia R. Paul.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 912 and 913, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6764, Page 735, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3412 Westcliffe Court , Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF FEBRUARY, 2015.

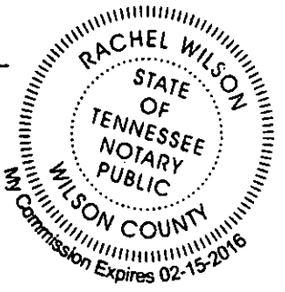
Felicia R. Paul by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FELICIA R. PAUL, and who acknowledged he/she/they executed the same as the free act and deed of the said FELICIA R. PAUL.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212