WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/15 08:29 2 pgs
Fees:13.00 Taxes:684.50
20150303-0018188

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of February, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sean Patton	Heritage Bank USA, Inc.	07108032400
1901 Jones Avenue	322 Main Street	
Nashville, TN 37207	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Litchfield Ct Construction LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sean Patton, a single man** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Rawls Tract Subdivision originally shown on a survey made by Z.J. Wilkinson, Surveyor, but most recently amended and described according to a copy of a survey made by Pete Meyer, Surveyor, as follows:

Beginning at a concrete monument in the north margin of Edwin Street opposite the entrance in Jones Avenue; thence around a curve in a northwesterly direction 32.6 feet to another concrete monument in the east margin of Jones Avenue; thence with the margin of said Avenue North 4 deg. 30' East 40 feet to the new corner between Lots Nos. 1 and 2; thence with the line between said lots easterly 150 feet to a point in an alley being in the line between Lots Nos. 1 and 43; thence South 4 deg. 30' West 60 feet to the north margin of Edwin Street; thence with the margin of the same, South 89 deg. West 130 feet to the beginning.

Being the same property conveyed to Litchfield CT Construction, LLC, from Bennie J. Hackney and wife, Sara J. Hackney, by deed on July 25, 2014, of record in Instrument Number 20140728-0067004, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, page 84, Register's Office Davidson County, Tennessee.

This is improved property known as: **1901 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 25, 2015.

Litchfield Ct Construction LLC

By: Jennifer R. Pierce, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of February, 2015, before me, appeared Jennifer R. Pierce, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an Authorized Agent of Litchfield CT Construction, LLC and that said instrument was signed and sealed in behalf of said Litchfield CT Construction, LLC by authority of its Board of Directors or Members and said Jennifer R. Pierce acknowledged said instrument to be the free act and deed of said Litchfield CT Construction, LLC.

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

NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
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STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY