WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/6/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jan Newsom	Jan Newsome	Parcel ID:
163 Harbor Village Drive	163 Harbor Village Drive	034070A12800CO
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Etta M. Crittenden Patterson, f/k/a Etta M. Crittenden and husband, Greg Patterson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jan Newsom , married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 109, Harbor Village, Phase IV of Townhomes property line, Exhibit Revision 1, a horizontal property regime, as shown by plat of record in Instrument 200306110080857 and amended in Instrument 200307230102986, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Etta M. Crittenden by deed from Newmark Homes, LP, of record in Instrument 20040913-0110467, dated August 26, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6628, Page 577 amended in Book 10672, Page 743; Instrument 20010817-0089318; 20030611-0080857; 20030723-0102986; 20050120-0007505; and 20030611-0080857, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200306110080857 and amended in Instrument 200307230102986, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 163 Harbor Village Drive, Madison, TN 37115

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, and we do covenant with the 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, 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 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 6th day of March, 2015.

Etta M. Crittenden Patterson
Etta M. Crittenden Patterson

Greg Patterson
Greg Patterson

BILL GARRETT, Davidson County
Trans:T20150017400 DEEDWARR
Recvd: 03/10/15 14:54 2 pgs
Fees:13.00 Taxes:558.70
20150310-0020545

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Etta M. Crittenden Patterson and Greg Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 2015.

My Commission Expires: 5/5/15

Notary Public

