BILL GARRETT, Davidson County
Trans:T20150037648 DEEDWARR
Recvd: 05/14/15 15:15 2 pgs
Fees:13.00 Taxes:682.27
20150514-0044557

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1150

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas A. Patton Shauna T. Patton 120 Vine Lane Goodlettsville, TN 37072	Nations Lending Corporation, Inc. 4 Summit Park Drive, Suite 200 Independence, OH 44131	33-3-B-47.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1150

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $184,398.00

Thomas Patton
Affiant

Subscribed and sworn to before me, this the 8th day of May, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

J. DAVID WICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Pedro L. Hernandez and Andrea E. Hernandez, husband and wife, as tenants by the entirety,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas A. Patton and Shauna T. Patton, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot Number 90 on the Final Plat of Dry Creek Farms, Section 2, dated July 3, 2003, as revised July 30, 2003, and of record in Instrument No. 20040421-0045040, Register's Office for 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 Pedro L. Hernandez and Andrea E. Hernandez, husband and wife, as tenants by the entirety by Warranty Deed from Aegis Mortgage Corporation, dated January 24, 2007, recorded May 7, 2007, of record in Instrument No. 20070507-0054515, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **120 Vine Lane, Goodlettsville, TN 37072**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **May, 2015.**

GRANTOR(S)

Pedro L. Hernandez

Andrea E. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Pedro L. Hernandez and Andrea E. Hernandez** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **8th** day of **May, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission E

Notary Public
My Commission Expires: