BILL GARRETT, Davidson County
Trans:T20150040939 DEEDWARR
Recvd: 05/27/15 10:43 2 pgs
Fees:13.00 Taxes:1517.00
20150527-0048604

WARRANTY DEED

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$410,000.00.**

X _____
Affiant

Subscribed and sworn to before me this 22nd day of May, 2015

_____
Notary Public
My Commission expires: 6-19-16
(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:
Dennis N. Logan	PMAC Lending Services, Inc.	172-14-0B-003.00
4529 Winfield Drive	1535 Fairfield Ranch Rd., Suite 200	
Nashville, TN 37211	Chino Hills, CA 91709	

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, **Patricia M. Childs, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dennis N. Logan and Katie L. Logan, husband and wife,** their 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. 3 on the Plan of Winfield Park, Phase I, Section I, Revision I, as shown on Plat of record in Instrument Number 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia M. Childs and James A. Childs, wife and husband, from Calita Perkins and husband, Jerry D. Perkins, by deed on October 30, 2014, of record in Instrument Number 20141215-0114415 and corrected in Instrument Number 20150521-0046986, Register's Office for Davidson County, Tennessee. The said James A. Childs having since died on November 22, 2014, leaving property to Patricia M. Childs by right of survivorship.

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 Instrument Number 20010313-0024108, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11113, Page 691, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space of record in Instrument Number 20020515-0059528, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5552, Page 857; Book 116228, Page 204; Book 11124, Page 852; Book 11744, Page 254 and Instrument Number 20031028-0158321

This is improved property known as: **4529 Winfield Drive, Nashville, TN 37211**

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 May 22, 2015.

Patricia M. Childs

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia M. Childs** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 22, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129