WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2556157

Return to:

Davidson County DEEDWARR
Recvd: 05/28/15 11:51 3 pgs
Fees:18.00 Taxes:1746.40
20150528-0049150

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 472,000.00 .

Affiant

Subscribed and sworn to me, this the 21st day of May, 2015.

Notary Public

My commission expires: 11-6-17

Property Address:	~~Property owner and~~ mail tax bills to:	Parcel ID:
1503A Ferguson Ave NASHVILLE, TN 37212	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	MAP 117080E PARCEL 002.00CO

THIS INDENTURE is made effective the 21st day of May, 2015, by **Thomas E. Allen, unmarried,** First Party, for the purpose of conveying the premises described herein to Rebecca Patterson, unmarried woman, Timothy Patterson and Jennifer Patterson*Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. *husband and wife, all as joint tenants with right of survivorship

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

> Land in Davidson County, Tennessee, being Unit No.2 in Ferguson Townhomes, a Private Element Horizontal Property Regime, located on Ferguson Avenue in Nashville, Davidson County, Tennessee, and described in the Master Deed and Bylaws for Ferguson Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040614-0048979 as corrected in Instrument No. 20040617-0071637; Restrictive Covenants contained in Instrument No. 20040430-0048979, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Ferguson Townhomes, a Private Element Horizontal Property Regime, contained in said Master Deed, the Plans as set out on Exhibit "B" to Instrument of Correction of Master Deed appearing in Instrument No. 20040614-0069845 as corrected in Instrument No. 20040617-0071637, and Bylaws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Thomas E. Allen, single man by Warranty Deed from Susanne S. Post and husband, Michael Post, dated March 22, 2013 of record in Instrument No. 20130325-0028868, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Subdivision restrictions, building lines, easements and other matters of record including, but not limited to, Limited Power of Attorney of record in Instrument No. 20130325-0028869; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants of record in Instrument No. 20040430-0048979; conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings; assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ferguson Townhomes of record in Instrument No. 20040614-0069845 as corrected by Instrument of Correction recorded at Instrument No. 20040617-0071637; and Restrictive Covenant for Detached Structure as set forth in instrument of record Instrument No. 20041007-0121156, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF,* *the said First Party have hereunder set their hand and seal the day and year first above written.*

Thomas E. Allen

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Thomas E. Allen,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 12 day of March, 20[ ].

NOTARY PUBLIC

My Commission Expires:
11/28/2016

ANDREW PECK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of new owner:
Rebecca Patterson
1503 A Jerguson Ave
Nashville, TN 37212

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

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, Carl E. Dunphy, II, 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: 1-6-2015

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE