1 --- GSRM
Book

BILL GARRETT, Davidson County
Trans:T20150044285 DEEDWARR
Recvd: 06/05/15 09:51 2 pgs
Fees:13.00 Taxes:1424.50
20150605-0052749

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of June, 2015 by and between Lloyd Michael James and Kathy Kaye James husband and wife, hereinafter referred to as GRANTOR, and Greg Patterson and Etta Patterson husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section Seven, Fredericksburg, of record in Book 7900, page 509, and Book 9700, page 405, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lloyd Michael James and Kathy Kaye James, husband and wife, by Warranty Deed from J. Bruce Spaulding, Trustee of the Spaulding Joint Revocable Living Trust Agreement U/A/D December 6, 20000, dated October 30, 2012, recorded November 7, 2012, of record in Instrument 201211070102788, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1604 Daphne Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lloyd Michael James

Kathy Kaye James

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Lloyd Michael James and Kathy Kaye James husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of June, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Gregory W. Patterson and Etta C. Patterson
1604 Daphne Court,
Brentwood, TN 37027

Send Tax Statements to:
Synovus Mortgage Corp.
2204 Lakeshore Dr. #326
Birmingham AL 35209

Map & Parcel 171-03-0-B-106.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $385,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of June, 2015.

Notary Public

My Commission Expires: 9-22-2015

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-149