WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/26/15
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150048574 DEEDWARR
Recvd: 06/18/15 10:40 2 pgs
Fees: 13.00 Taxes: 964.59
20150618-0058147

LELAND L COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tiffany Marie Onifer	Fifth Third Mortgage Co.	083 08 0 055.00
(NAME)	(NAME)	
916 Preston Dr	5001 Kingsley Dr. MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand Seven Hundred And No/100 Dollars ($260,700.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Russell D. Patterson and Crystal Patterson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tiffany Marie Onifer, an unmarried woman and Cindy L. Onifer, a married woman**, 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 No. 127 on the Map of Section Four, Rosewood Heights of record in Plat Book 2330, Page 9, in the Register's Office for Davidson County, Tennessee, and more fully described as follows:

Said Lot No. 127 fronts 90 feet on the westerly side of Preston Drive, and runs back 252.6 feet on the northerly line and 240.8 feet on the southerly line, and measures 90.9 feet on the rear.

Being the same property conveyed to Russell D. Patterson and wife, Crystal L. Patterson by Warranty Deed from Shirlee W. Ledbetter and Edwin R. Saunders dated May 31, 2013 and recorded June 7, 2013 as Instrument No. 20130607-0058052, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 916 Preston Dr, Nashville, TN 37206

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, has 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 15th day of June, 2015.

Russell D. Patterson

Crystal Patterson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Russell D. Patterson and Crystal Patterson,** husband and wife the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public

My Commission Expires: 5/10/16

(SEAL)

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16

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