WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051010 DEEDWARR
Recvd: 06/25/15 11:03 2 pgs
Fees:13.00 Taxes:517.63
20150625-0061144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-21-2019
(AFFIX SEAL)

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-21-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Narketta Nicole Patterson	First Community Mtg.	053 14 0A 019.00
(NAME)	(NAME)	
1645 Comanche Run	750 Old Hickory Blvd Ste. 262	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($139,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra L. Baumeyer, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Narketta N. Patterson, a single person**, 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. 19 on the Final Plat of The Woods of Neeleys Bend, Phase 1, as of record in Book 9700, Page 928, and revised in Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sandra L. Baumeyer and husband, Ronald Baumeyer by Warranty Deed from Crill Allison, unmarried, dated December 15, 2003 and recorded December 18, 2003 in Instrument No. 20031218-0180625 in the said Register's Office for Davidson County, Tennessee.

Ronald L. Baumeyer having since died on December 6, 2010 leaving property vested to Sandra L. Baumeyer, a widow, as surviving tenant by the entirety.

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 1645 Comanche Run, Madison, TN 37115

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 1st June, 2015.

Sandra L. Baumeyer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sandra L. Baumeyer, 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 1st of June, 2015.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



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