Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156105

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059524 DEEDWARR
Recvd: 07/21/15 14:13 2 pgs
Fees:13.00 Taxes:699.30
20150721-0071498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

NOTARY PUBLIC

My commission expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Lynn Patrick 1504 Elm Run Court Nashville, TN 37214	Same address as new owner	108-12-0-206.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand and 00/100 Dollars ($189,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KIMILA S. WYMAN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TERESA LYNN PATRICK, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section 3, Trailwood, of record in Plat Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kimila S. Wyman, unmarried, by Warranty Deed from Cherisse M. Stevenson, unmarried, dated 10/10/2003, recorded 10/16/2003, of record in Instrument No. 20031016-0153384, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1504 Elm Run Court, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, page 67; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 15th day of July, 2015.

Kimila S. Wyman

KIMILA S. WYMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Kimila S. Wyman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of July, 2015.

Sarah Simmons

Notary Public

Sarah Simmons

Printed Notary Name

My commission expires: 5/8/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY