THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **245,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2015 Notary Public MY COMMISSION EXPIRES: 5-3-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150059820 DEEDWARR
Recvd: 07/22/15 13:11 2 pgs
Fees: 13.00 Taxes: 906.50
20150722-0071832

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Reid Patterson	Farmington Mortgage, A Division of CapStar Bank	MAP
442 Old Towne Dr	2002 Richard Jones Road, Suite 300A	PARCEL 160160C00600CO
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Paul Moore, an unmarried man and Samantha Wigand, an unmarried woman, as tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Reid Patterson, an unmarried man**

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 Unit 6, on the plan of The Terraces at Brentwood Chase (A Revision of "Old Towne At Brentwood Chase"), a Horizontal Property Regime (Private Element), as shown on plat of record in Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Paul Moore, unmarried, and Samantha Wigand, unmarried, as tenants in common with right of survivorship by Warranty Deed dated 06/21/2013 from Ashley D. Money n/k/a Ashley Phillips, married of record in Instrument 201306260065749, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **442 Old Towne Dr, Brentwood, TN 37027.**

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, have 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 hand( ) this the 15th day of July, 2015.

Samantha Wigand

Samantha Wigand

David Paul Moore by Samantha Wigand, attorney-in-fact

David Paul Moore by Samantha Wigand, Attorney ~~in~~ Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samantha Wigand** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samantha Wigand** 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 on behalf of **David Paul Moore**, as his Attorney in Fact, as the free act and deed of the within named **David Paul Moore**.

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

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public