WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150066658 DEEDWARR
Recvd: 08/11/15 10:07 2 pgs
Fees:13.00 Taxes:518.00
20150811-0080205

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Linda Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/24/19
(AFFIX SEAL)

GREGORY D. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michiel W. Patterson and Judith L. Patterson	New Owner	118040105.00
(NAME)	(NAME)	
2005 Hurdwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brandon M. Arbuckle and Nicole Arbuckle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michiel W. Patterson and Judith L. Patterson, husband and wife,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 33 on the plan of Hurdwood Estates, Section 2, as of record in Book 2330, Page 38, Register's Office for Davidson Count, Tennessee.

Being at a point in the northerly margin of Fairlane Drive, the same being common corner of Lots 33 and 34; thence, northwardly with the dividing line between Lots 33 and 34, 99 feet to a monument; thence, eastwardly with the dividing line between Lots 33 and 47, 117 feet to a point in the westerly margin of Rosehaven Drive; thence, with the westerly margin of Rosehaven Drive southwardly 74 feet to a monument; thence, to the right around a curve 39.27 feet to a monument in the northerly margin of Fairlane Drive; thence, with the northerly margin of Fairlane Drive, westwardly 92 feet to the point of beginning.

Being the same property conveyed to Brandon M. Arbuckle by deed dated December 21, 2001 from Donna M. Shadrake of record in Instrument No. 20011221-0141234, Register's Office for Davidson County, Tennessee.

Nicole Arbuckle joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Brandon M. Arbuckle.

unimproved ☐

This is improved ☑ property, known as 518 Fairlane Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 21ST day of July, 2015.

Brandon M. Arbuckle

Nicole Arbuckle

State of Illinois
County of Cook

Personally appeared before me, the undersigned, of State and County aforesaid, personally appeared **Brandon M. Arbuckle and Nicole Arbuckle** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 21ST day of July, 2015.

"OFFICIAL SEAL"
KENT D KELLER
Notary Public - State of Illinois
My Commission Expires February 05, 2019

Kent D. Keller
Notary Public
My Commission Expires: 2/5/2019

File No.: 15-Pat