WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068525 DEEDWARR
Recvd: 08/14/15 13:12 2 pgs
Fees:13.00 Taxes:2003.55
20150814-0081802

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $541,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer C. Patton	NEW OWNER	
(NAME)	(NAME)	131010B13500CO
15 Redbud Dr.	15 Redbud, Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **JOSEPH P. RAPOSA AND DIANE P. RAPOSA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER C. PATTON, MARRIED,** 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 15, REDBUD, as shown on plat of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Rebecca R. Rollins, an unmarried woman to Joseph P. Raposa and Diane P. Raposa, husband and wife, as recorded on the 28th day of August, 2013 in Instrument No. 20130828-0090659 and Warranty Deed from Andrew Hughes Hallett and Claudia Hughes Hallett to Rebecca R. Rollins, an unmarried woman, as recorded on the 4th day of June, 2008 in Instrument No. 20080604-0057391, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846, and Book 5003, Page 925, said Register's Office; Restrictive covenants of record in Book 4845, Page 935, said Register's Office; Charter of Homeowners Association recoded in Book 4852, Page 607, said Register's Office; and Conveyance to Homeowners Association recorded in Book 4861, Page 613, said Register's Office.

unimproved
This is improved x property, known as 15 Redbud Dr., Nashville, TN 37215
(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 hand this 12 day of August, 2015.

JOSEPH P. RAPOSA, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

DIANE P. RAPOSA, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12 day of August, 2015, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Daniel P. Raposa and Diane P. Raposa and acknowledged that he executed the same as the free act and deed of Daniel P. Raposa and Diane P. Raposa.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public