# WARRANTY DEED
## 2015-1064

BILL GARRETT, Davidson County
Trans: T20150088823 DEEDWARR
Recvd: 10/19/15 13:06 2 pgs
Fees: 13.00 Taxes: 777.00
20151019-0106112

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, ~~WHICHEVER~~ IS GREATER IS, **$210,000.00**.

Affiant

Subscribed and sworn to before me this 13th day of Oct, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Mary Emily Whitcomb | Same | 058-10-0B-034.00CO |
| 3360 Brome Lane | | |
| Nashville, TN 37218 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeffrey J. Patterson and Karen A. Patterson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Emily Whitcomb and Oliva Jennifer Nicole Whitcomb, as tenants in common with rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Carrington Place, Phase Two, of record in Instrument Number 20100923-0075756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Jeffrey J. Patterson and Karen A. Patterson, husband and wife from Robert A. Gibson, Jr., married by Warranty Deed on August 15, 2014, of record in Instrument Number 20140818-0074452, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,902.17 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 058-10-0B-034.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20100923-0075756, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20080215-0015254, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060503-0051461, Register's Office for Davidson County, Tennessee.
- Subject to liens for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3360 Brome Lane, Nashville, TN 37218**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 13, 2015.

**Jeffrey J. Patterson**
**By: Andy Maloney, Attorney in Fact**

**Karen A. Patterson**
**By: Andy Maloney, Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney,** to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Jeffrey J. Patterson,** and acknowledged that he executed the same as the free act and deed of the said Jeffrey J. Patterson.

WITNESS my hand and Official Seal at office this October 13, 2015

My commission expires _____

Notary Public

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney,** to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Karen A. Patterson**, and acknowledged that he executed the same as the free act and deed of the said Karen A. Patterson.

WITNESS my hand and Official Seal at office this October 13, 2015

My commission expires 2-4-17

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

Return To:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212