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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 15095458

BILL GARRETT, Davidson County
Trans:T20150091660 DEEDWARR
Recvd: 10/28/15 08:42 2 pgs
Fees:13.00 Taxes:1073.00
20151028-0109482

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Amy Patterson
Affiant

Subscribed and sworn to before me, this 26th day of October, 2015.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Patterson 534 Rosedale Ave Nashville TN 37211	New Owner	Tax Parcel ID No. 118-04-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara R. Davenport, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Patterson,** unmarried woman ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Plat of Two Lots in J.W. Russwurm's Rains Tract of record in Plat Book 547, Page 190, 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 Barbara R. Davenport by Quitclaim deed from Laura D. Dawson of record in Instrument No. 20101207-0097285 Register's Office for Davidson County, Tennessee, dated November 22, 2010 and recorded on December 07, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 190, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number Book 4246, Page 85, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 534 Rosedale Ave Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2015.

Barbara R. Davenport _____

Barbara R. Davenport

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara R. Davenport, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2015.

_____

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018