WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150102634 DEEDWARR
Recvd: 12/04/15 09:54 2 pgs
Fees: 13.00 Taxes: 684.50

20151204-0122250

R-VRES-15-501-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danielle C. Parton	New owner	
(NAME)	(NAME)	**064-16-0-E-031.00C O**
501 Griffin Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1461		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEROME M. PATTON AND TRACIE C. PATTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIELLE C. PARTON, UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit 31, in Building 9, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473, as amended in Instrument No. 200611060137656 and Instrument No. 200711050130490, 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 Jerome M. Patton and wife, Tracie C. Patton by Warranty Deed from Phillips Builders, LLC, of record in Instrument No. 20071211-0142771, Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on December 11, 2007.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Declaration of Covenants, Conditions and Restrictions for the Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument No. 200610250132473, as amended in Instrument No. 200611060137656 and Instrument No. 200711050130490, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200610260133179, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common areas to HOA in Instrument 200611060137657, Register's Office for Davidson County, Tennessee.
- Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office of Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 200512300156496, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement in Book 5699, page 537, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement in Instrument 200012040121300, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage in Book 7618, page 613, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Book 7618, page 616, Register's Office for Davidson County, Tennessee.
- Easement to Consolidated Utility District in Book 4910, page 838, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Griffin Circle, Hermitage, Tennessee 37076-1461**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF DECEMBER, 2015.

Jerome M. Patton

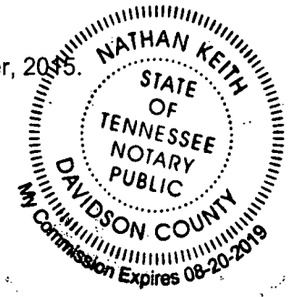
Tracie C. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROME M. PATTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACIE C. PATTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212