WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Carr and Tajuanya Carr	SAME	174110a05900co
(NAME)	(NAME)	
1825 Annalee Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, Michael Patterson by and through his Attorney in Fact, Brooke Pruitte, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Carr and Tajuanya Carr, 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 and described as follows to wit:

Being Lot No. 158 on the Subdivision Plat of Cane Ridge Farms, Section One, Phase Two of record in Instrument Number 20010404-0032708 and revised as the First Revision of Cane Ridge Farms, Phase One, Section Two, of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennesee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Patterson from Prudential Relocation, Inc., a Colorado Corporation by Warranty Deed dated December 14, 2004 of record in Instrument No. 20050104-0001409, Register's Office for Davidson County, Tennessee.

Power of Attorney executed by Michael Patterson to Brooke Pruitte is being recorded simultaneously herewith***

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF CANE RIDGE FARMS, SECTION ONE, PHASE TWO OF RECORD IN INSTRUMENT NO. 20010404-0032708 AND REVISED AS THE FIRST REVISION OF CANE RIDGE FARMS, PHASE ONE, SECTION TWO OF RECORD IN INSTRUMENT NO. 20020712-0084135, SAID REGISTER'S OFFICE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.;

*****This is NOT the principal residence of the Grantor named herein*****

BILL GARRETT, Davidson County
Trans:T20150105188 DEEDWARR
Recvd: 12/14/15 10:50 2 pgs
Fees:13.00 Taxes:740.00
20151214-0125266

unimproved ☐

This is improved ☑ property, known as 1825 Annalee Drive, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 2nd day of December, 2015.

Michael Patterson by Brooke Pruitte, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Brooke Pruitte, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Michael Patterson, acting as that person's agent and attorney in fact, and the said Brooke Pruitte acknowledged that she executed the foregoing instrument as agent and attorney in fact for Michael Patterson for the purposes therein contained.

WITNESS my hand and seal, this 2nd day of December, 2015.

My Commission Expires:
1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY