BILL GARRETT, Davidson County
Trans:T20160004035 DEEDWARR
Recvd: 01/15/16 13:13 2 pgs
Fees:13.00 Taxes:728.90
20160115-0004430

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of January, 2016, by and between Allison Patton, unmarried, and Idella Patton, unmarried, party of the first part, and Ryan Grant Voccola, unmarried, party of the second part.

WITNESS: That for and in consideration of One Hundred Ninety Seven Thousand Dollars and no/100 Dollars ($197,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot 35 as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Pointe (formerly North Forty), of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Allison Patton and Idella Patton by virtue of that certain Special Warranty Deed dated December 24, 2013, at Instrument No. 20140106-0000957 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property is not their primary residence, and that said property has been used for investment purposes only.

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), his 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Patton
Allison Patton

Idella Patton by Allison Patton
Idella Patton
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Allison Patton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of January, 2016.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 14th day of January, 2016, before me personally appeared Allison Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Idella Patton, and who acknowledged that he executed the same as the free act and deed of Idella Patton.

WITNESS my hand and official seal at office this 14 day of January, 2016.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Ryan Grant Voccola
1405 Good Night Ct
Nashville, TN 37207

Tax Parcel No 041030A09700CO

Property Address: 1405 Good Night Ct
Nashville, TN 37207

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $197,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of January, 2016.

Dana Delworth
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16