THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126189** BILL GARRETT, Davidson County Trans:T20160008766 DEEDWARR Recvd: 02/02/16 09:25 2 pgs Fees:13.00 Taxes:2525.25 20160202-0009848	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $682,500.00. Affiant Subscribed and sworn to before me this 29th day of January, 2016. Notary Public My Commission Expires: 7/7/19 DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kelly Ford Patrick 751 RODNEY DR Nashville TN 37205-3015	Send Tax Bills To: Kelly Ford Patrick 751 Rodney Drive Nashville, TN 37205-3015	Tax Information: Tax Parcel ID No. 114-16-1.00

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, **Mias Pretorius and Hendrika J. Pretorius, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kelly Ford Patrick and Scott A. Patrick, wife and husband**, ("Grantees"), their 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. 202 on the Plan of West Meade Hills, Section 8, of record in Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mias Pretorius and Hendrika J. Pretorius by Warranty Deed from Christopher J. Leuzinger and wife, Mary E. Richardson Leuzinger, recorded on the 31st day of January, 2001 in Instrument No. 20010131-0009409, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION 8, as recorded in Plat Book 3600, Page(s) 61 and 62.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 751 RODNEY DR Nashville TN 37205-3015

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 29th day of January, 2016.

Mias Pretorius

Hendrika J. Pretorius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mias Pretorius and Hendrika J. Pretorius, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018