WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009737 DEEDWARR
Recvd: 02/04/16 13:33 2 pgs
Fees: 13.00 Taxes: 288.60
20160204-0011017

R-SN-15-520-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Brandon Devlin	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
520 Wesley Avenue	**6100 TOWER CIRCLE**	**071-08-0-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Franklin, TN 37067**	
(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 **BRADLEY JOE SOUTHGATE AND ELIZABETH L. MEECE AND EDWARD R. SOUTHGATE AND SHAWNA L. TENNANT AND CLIFTON GIVENS, HEIRS AT LAW OF NANCY PATTERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON DEVLIN, MARRIED,** 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 Lot No. 49 on the Map of Section One, Joywood Heights, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Wesley Avenue at the corner of Lot Nos. 48 and 49; thence with the line between said two lots southwardly 196.6 feet; thence westwardly 60 feet to the corner of Lot Nos. 49 and 50; thence with the line between said two lots northwardly 198.2 feet to the southerly margin of said Avenue; thence with said Avenue eastwardly 60 feet to the beginning.

Being the same property conveyed to Paul Patterson and wife, Nancy Patterson by Warranty deed from Mildred W. Davis and Gloria W. Luttrell, as Co-Trustees of the Woodroff Family Trust of record in Instrument No. 20030321-0037764 Register's Office for Davidson County, Tennessee, dated March 19, 2003 and recorded on March 21, 2003. The said Nancy Patterson having since died on March 9, 2015. She was preceded in death by her husband, Paul Douglas Patterson, having died on August 21, 2007.

Bradley Joe Southgate, Elizabeth L. Meece, Edward R. Southgate, Shawna L. Tennant, and Clifton Givens, are the Heirs at Law of the said Nancy Patterson as evidenced by Affidavit of Heirship recorded simultaneously herewith at 20160204-0011014, said Register's Office.

The above-described property has never been the marital residence of any of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Wesley Avenue, Nashville, Tennessee 37207**.

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 FEBRUARY, 2016.

Bradley Joe Southgate

Elizabeth L. Meece

Edward R. Southgate by Elizabeth L. Meece as Attorney in Fact
Edward R. Southgate by Elizabeth L. Meece as Attorney in Fact

Shawna L. Tennant by Elizabeth L. Meece as Attorney in Fact
Shawna L. Tennant by Elizabeth L. Meece as Attorney in Fact

Clifton Givens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY JOE SOUTHGATE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of February, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH L. MEECE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of February, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFTON GIVENS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of February, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH L. MEECE, 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 EDWARD R. SOUTHGATE and SHAWNA L. TENNANT, and who acknowledged he/she/they executed the same as the free act and deed of the said EDWARD R. SOUTHGATE and SHAWNA L. TENNANT.

Witness my hand and official seal, this the 3rd of February, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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