BILL GARRETT, Davidson County
Trans:T20160017223 DEEDWARR
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Fees:13.00 Taxes:532.80
20160302-0019976

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 152313TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Janet Hepburn **651 James Avenue** **Nashville, TN 37209**	New owner	**91-05-10.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul R. Pate, unmarried** , hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Janet Hepburn, a single woman** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Being the southeasterly part of Lot No. 2 on a plat of the Re-subdivision of Lots Nos 34, 35, 36, 37 and 38 of a subdivision of Lots Nos 41 and 43, West Nashville Annex as of record in Book 547, page 40, said Register's Office, described as follows: Beginning at a point on the northwesterly margin of James or 22nd Street at the southeast corner of a part of Lot No 2 conveyed to Buford Morgan and wife by deed from John Overby and wife of record in Book 2146, page 190, Register's Office; thence with the northwesterly margin of said Street, southwesterly 58 feet 3 inches to the northeasterly margin of a 10 foot alley; thence with alley northwestwardly 110 feet to the common corner of Lots Nos 2 and 5 on said plat; thence with the line between said Lots Nos 2 and 5, northeastwardly 41 feet 9 inches to the southwest corner of said Morgan property; thence with Morgan's line, southeastwardly 140 feet, more or less, to the beginning. Being the same property conveyed to Leonard G. Leslie, unmarried by deed from James T. Jackson and wife, Patsy A. Jackson dated 5/30/96 of record in Book 10074, page 161, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Pate and Dana Melton from Priority Trustee Services by deed dated 10/06/2006, filed for record 11/07/2006 in Instrument No. 200611070138566, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Paul R. Pate, unmarried from Dana Melton, unmarried by quit claim deed dated 08/23/2015, filed for record on 08/29/2015 in Instrument No. 201308290091208 in the Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, her heirs and assigns, forever;

AND **Paul R. Pate** does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Paul R. Pate** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **651 James Avenue, Nashville, TN 37209**.

Executed on this 9 day of February, 2016.

Paul R. Pate

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Paul R. Pate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of February, 2016.

Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 10 day of February, 2016.

Notary Public

My Commission Expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018