BILL GARRETT, Davidson County
Trans:T20160026618 DEEDWARR
Recvd: 04/01/16 14:33 3 pgs
Fees:18.00 Taxes:307.10
20160401-0031224

This instrument prepared by:
Paul Pate

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Paul Pate	Paul Pate 442 East Iris Dr	119-14-96.00
	Nashville Tn 37204	

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, **Timothy Joe McDaniels, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Paul Pate** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12, Part 1 of Block "A", Woodbine Courts, as of record in Book 1130, Page 39, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Joe McDaniels, unmarried, from William Steven Green and wife, Vivian Kay Green, by deed dated 02/26/1987, filed for record on 03/04/1987 in Book 7157, page 54, 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.
4. Deed of Trust from Timothy Joe McDaniels to Transcontinental Title, Trustee, to secure to ABN AMRO Mortgage Group, Inc. in the original principal amount of $86,000.00, dated 02/23/2001, and recorded 03/02/2001, recorded at Instrument No. 20010302-002009, said Register's Office. Assigned to MERS, Inc. for Washington Mutual Bank, FA, of record in Instrument No. 20020528-0064206, filed for record on 05/28/2002, said Register's Office. Appointment of Substitute Trustee filed for record on 05/18/2007 in Instrument No. 200705180059653, said Register's Office. Appointment of Substitute Trustee filed for record on 11/09/2009 in Instrument No. 20091109-0103367, said Register's Office. Deed of Trust assigned to JPMorgan Chase Bank, NA, in Instrument No.20130122-0006627, filed for record on 01/22/2016, said Register's Office. Appointment of Substitute Trustee filed for record on 02/24/2016 in Instrument No. 20160224-0017648, said Register's Office.

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, his heirs and assigns, forever;

AND **Timothy Joe McDaniels** 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 **Timothy Joe McDaniels** further covenants and binds his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **242 Morton Ave, Nashville, TN 37211.**

Executed on this 14 day of March. 2016.

Timothy Joe McDaniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Timothy Joe McDaniels** , 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 14 day of March, 2016.

Notary Public

My Commission Expires: My Commission Expires October 18, 2016

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 14 day of March, 2016.

Notary Public

My Commission Expires: My Commission Expires October 18, 2016

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.