WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160028188 DEEDWARR
Recvd: 04/07/16 09:14 2 pgs
Fees: 13.00 Taxes: 532.80
20160407-0033270

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benito Macias Martinez	NEW OWNER	150-10-O-132.00
(NAME)	(NAME)	
805 Roundwood Forest Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Patterson Executor of the estate of Roy Clay Patterson, deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Benito Macias Martinez and Patricia Macias, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 10, on the plan of Section Two, Roundwood Forest, of record in Plat Book 6250, Pages 548 & 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roy C. Patterson, by Quitclaim Deed from Kaye F. Patterson dated 08/31/2000, recorded on 09/06/2000 of record in Instrument No. 20000906-0088040, in the Register's Office for Davidson County, Tennessee. Roy C. Patterson, also known as Roy Clay Patterson, died testate on September 30, 2015 appointing Christopher Patterson as Executor of his Estate as evidenced in his Last Will and Testament under Docket No. 15P1708, in the Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Pages 548 & 549, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 6458, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 805 Roundwood Forest Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 4th day of April, 2016.

CHRISTOPHER PATTERSON EXECUTOR OF THE
ESTATE OF ROY CLAY PATTERSON, DECEASED

Executor of the Estate of Roy Clay Patterson, Deceased

Christopher Patterson
Executor

State of Tennessee
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Patterson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of Christopher Patterson Executor of the estate of Roy Clay Patterson, deceased and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Executor.

WITNESS my hand and seal this 4th day of April, 2016.

Notary Public
My Commission Expires: 7-18-17

PHILLIP BELANGER
STATE OF TENNESSEE
NOTARY PUBLIC
SULLIVAN COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File No.: 01288-30009
SMG TN Warranty Deed
ST10-37129-0002