Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gabriel A. Latorre	new owner	162120A06500CO
(NAME)	(NAME)	
1116 Brittany Park Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ho Yan Agnes Wan-Patterson, Gary L. Patterson, wife and husband, and Glenn Wayne Patterson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gabriel A. Latorre,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 65 on the plan of Brittany Park, Phase II of record in Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ho Yan Agnes Wan-Patterson, Gary L. Patterson, and Glenn Wayne Patterson by deed from Cheri D. Bayer, now Cheri Bayer Weldy, unmarried dated 5/14/10, of record in Instr. No. 20100520-0039080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 9700, page 796, Declaration of Covenants, Conditions, and Restrictions as set out in Book 10016, page 870, Book 10772 ,page 988, Book 11398, page 4, and Instr. No. 20021025-0130771, said Register's Office. Charter of Brittany Park Homeowner's Association, Inc. as set out in Book 10016, page 900, said Register's Office. Easement as set out in Book 7968, page 191, Book 8113, page 849, amended in Book 8128, page 92, said Register's Office. Subject to rights and claims of parties in possession or leases not of record.

This is not the primary residence of any of the Grantors.

unimproved ☐

This is improved ☑ property, known as 1116 Brittany Park Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160029955 DEEDWARR
Recvd: 04/13/16 11:03 2 pgs
Fees:13.00 Taxes:447.70

20160413-0035344

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully sei ed 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 GRANTEES, 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 hands this 7th day of April, 2016.

Ho Yan Agnes Wan-Patterson

Gary L. Patterson

Glenn Wayne Patterson by Gary L. Patterson, Attorney-in-Fact

Glenn Wayne Patterson by Gary L. Patterson
Attorney-in-Fact

State of Virginia
County of City of Suffolk

Personally appeared before me, a Notary Public in and for the aforesaid State and County, Ho Yan Agnes Wan-Patterson and Gary L. Patterson, with whom I am personally ac uainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2016.

Notary Public Jane N. Revelle
My Commission Expires: May 31, 2018

JANE N. REVELLE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 190284

State of Virginia
County of City of Suffolk

Personally appeared before me, a Notary Public in and for the aforesaid State and County, Gary L. Patterson, with whom I am personally ac uainted and who acknowledged that he is the Attorney-in-Fact for Glenn Wayne Patterson and as such Attorney-in-Fact executed the foregoing instrument for the purposes therein Contained.

WITNESS my hnad and seal this 7th day of April, 20216.

Notary Public Jane N. Revelle
My Commission Expires: May 31, 2018

JANE N. REVELLE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 190284

File No.: 2016-016