(1)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$570,000.00**

Affiant

Subscribed and sworn to before me, this 12th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mollie K. Rubin	Capital One, N.A.	118-06-0G
(NAME)	(NAME)	(MAP)
902B Gale Ln	7933 Preston Road	002.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204-3014	Plano, TX 75024	
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Ashton Claire Surratt and husband, Merrick Clayton Francis**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mollie K. Rubin and Evelyn J. Patterson, joint tenants with right of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Lot 902B on the Plan of the Resubdivision of Lot 77-B according to Plat of 902 Gale Lane Townhomes, of record as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 902 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated 66-27-103(b) of record in Instrument No. 20130515-0048852, Register's Office for Davidson County, Tennessee, and being a Revision of Lot 77- B on the Plan of Section I, Battlefield Estates, of record in Plat Book 843, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashton Claire Surratt and husband, Merrick Clayton Francis by Warranty deed from Aspen Construction, Inc. of record in Instrument No. 2013121-0109514 Register's Office for Davidson County, Tennessee, dated October 17, 2013 and recorded on October 21, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 902B Gale Ln, Nashville, Tennessee 37204-3014

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160040034 DEEDWARR
Recvd: 05/13/16 09:34 2 pgs
Fees:13.00 Taxes:2109.00
20160513-0047769

Witness my/our hand(s) this 12th day of May, 2016.

Ashton Claire Surratt

Merrick Clayton Francis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ashton Claire Surratt; Merrick Clayton Francis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of May, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/9/2019