P16-7629-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160045031 DEEDWARR
Recvd: 05/27/16 12:30 2 pgs
Fees:13.00 Taxes:277.50
20160527-0053695

SAMUEL F. ANDERSON 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 $ 75,000.00.

Wayne Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 2016.

Samuel F Anderson
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne A. Greer	Wayne Greer	
6000 Lenox Avenue	8853 McCrory Ln	091-13-0-335.00
Nashville, TN 37209	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert W. Patton and wife, Wilma Patton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne A. Greer**

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:

Land in Davidson County, Tennessee, being further described as follows; to-wit:

Beginning at a stake in the Northwest corner of Lellyette Street and Lenox Avenue and running North 5 degrees West with the West boundary line of Lellyette Street 114.5 feet to a stake; thence South 83 degrees West 53.4 feet to a stake; thence South 7 degrees 30 minutes East 110.2 feet to a stake in the northern boundary of Lenox Avenue; thence with this boundary to the beginning.

Being the same property conveyed to Robert W. Patton and wife, Wilma Patton by Warranty deed from Brenda Patton Johnson, William J. Patton, Jim Patton, Ernest R. Patton, Robert W. Patton, George Junior Patton, Homer W. Patton, and Mary Jane Fisher of record in Book 7208, page 218, Register's Office for Davidson County, Tennessee, dated April 11, 1987 and recorded on April 20, 1987.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **6000 Lenox Avenue, Nashville, TN 37209.**

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.

Witness our hands this the 26th day of May, 2016.

Robert W. Patton

Wilma Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Patton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of May, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wilma Patton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of May, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public