BILL GARRETT, Davidson County
Trans:T20160052531 DEEDWARR
Recvd: 06/21/16 09:26 2 pgs
Fees:13.00 Taxes:1480.00
20160621-0062865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**

Affiant

Subscribed and sworn to before me, this 20th day of June, 2016

Notary Public

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

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Weekley Homes LLC	New Owner	072-11-0
(NAME)	(NAME)	(MAP)
1111 N. Post Oak Road		195.00 AND 194.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Houston, TX 37216		
(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, Dorothy Irene Patterson Armstrong, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Weekley Homes, LLC, 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 Lot Nos. 51 and 52 on the Plan of Montgomery Heights, part of the Litton Lands, of record in Book 332, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Alfred Patterson and wife, Perdella Patterson by Warranty deed from Marvin C. Bennett and wife, Harriet P. Bennett of record in Book 3138, Page 529, Register's Office for Davidson County, Tennessee. The said William Alfred Patterson having since died leaving Perdella Patterson, as surviving tenant by the entirety; further conveyed Dorothy Irene Patterson Armstrong by Quitclaim deed from Perdella Patterson, a widow (with retention of the right to occupy said property and/or receive any income therefrom during her life) of record in Book 8345, page 440, Register's Office for Davidson County, Tennessee; further conveyed to Perdella Patterson by deed record in Book 8958, Page 664, said Register's Office. The said Perdella Patterson aka Della H. Patterson having since died on July 26, 1994. By Last Will and Testament of Perdella Patterson recorded on August 26, 1994 of record in Book 9447, Page 723, in said Register's Office, the property was devised to Dorothy Irene Patterson Armstrong.

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: 1413-1415 Otay Street, Nashville, Tennessee 37216

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 my/our hand(s) this 20th day of June, 2016.

Dorothy Irene Patterson Armstrong

Dorothy Irene Patterson Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dorothy Irene Patterson Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of June, 2016.

Jennifer D. Stacey
Notary Public

My Commission Expires: 9/20/17

