G-28631-5
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056314 DEEDWARR
Recvd: 07/01/16 09:52 2 pgs
Fees:13.00 Taxes:473.60
20160701-0067436

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$128,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gloria Isabel Lugo	**New Owner**	**Map 161-03-0, Parcel 101.00**
5113 Manorwood Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lona R. Derrick (formerly known as Lona R. Patterson) and husband, John D. Derrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gloria Isabel Lugo

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 Lot No. 24 on the Plan of McMurray Meadows, Section Two, of record in Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Terry K. Patterson and wife, Lona R. Patterson by Deed from James L. Jackson, dated May 14, 2001, of record in Instrument No. 20010515-0050335, Register's Office for Davidson County, Tennessee. The said Terry K. Patterson died on November 20, 2009 and the property was vested in Lona R. Patterson as the surviving tenant by the entirety. The said Lona R. Patterson having since married and is now known as Lona R. Derrick.

John D. Derrick joins in this conveyance to convey his martial rights in the property.

This conveyance is made subject to the following:

(1) The Plan of record in Book 4955, Page 58, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Restrictive Covenants contained in instrument of record in Book 5104, Page 793, Register's Office for Davidson County, Tennessee.

(3) Utility Easement of record in Book 5096, page 741, Book 5096, page 746 and in Book 5081, page 283, Register's Office for Davidson County, Tennessee.

(4) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **5113 Manorwood Court, Nashville, TN 37211**

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 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 **30th** day of **June, 2016.**

Lona R. Derrick

John D. Derrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lona R. Derrick and John D. Derrick,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: