Prepared by and return to:
Paul Pate
442 East Iris
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20160071122 DEEDWARR
Recvd: 08/16/16 13:04 2 pgs
Fees:13.00 Taxes:307.23
20160816-0085399

NEW OWNER:	SEND TAX BILL TO:	MAP
Paul Pate	same	
442 East Iris		149-09-0-020.00
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy McMutery, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Paul Pate, unmarried,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 21 on the plan of Debra Heights, Section Three, of record in Book 4175, page 6, 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 Nancy McMutery, unmarried, by deed from Mark S. Hamilton, of record in Instrument No. 20120523-0044759, recorded 5/23/12, Register's Office, Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to a Deed of Trust executed by Nancy McMutery, an unmarried woman, to Nashville Title Insurance Corporation, Trustee, to secure to American Mortgage Service Company, of record in Instrument No. 20120523-0044760, dated May 22, 2012 and recorded May 23, 2012, in the amount of $90,333.00, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Nancy McMutery** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same

is unencumbered, unless otherwise herein set out;

AND **Nancy McMutery** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 708 Bowfield Court, Antioch, TN 37013.

Executed on this July day of 29, 2016.

Nancy McMutery
NANCY McMUTERY

STATE OF TENNESSEE
COUNTY OF McMinn

Personally appeared before me, the undersigned Notary Public of said County and State, **Nancy McMutery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand this 29 day of July, 2016.

Jessie M Rog
Notary Public

My Commission Expires: 8-21-18

TESSIE M. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
McMINN COUNTY

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $_____.

_____
Affiant

Sworn to and subscribed to me, the undersigned, this _____ day of _____, 2016.

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 83034 Affiant
Subscribed and sworn before me this the
16 Day of August, 2016.
Brandi Wes, Deputy Register