WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/16 14:59 3 pgs
Fees:18.00 Taxes:157.25
20160819-0087163

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barlett, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Patton	Allison Patton	04305010200
(NAME)	(NAME)	
4307 Winterbrook Road	4307 Winterbrook Road	04305028000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	04305028100
(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 considerations, the receipt of which is hereby acknowledged, I, **Claudette D. Smith**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Allison Patton and William Patton, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being Lots 1, 2, and 3 of Block "D" on the plan of Crestview Estates, as of record in Plat Book 843, Page 81, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Claudette D. Smith by Warranty Deed dated 10/07/2008 from Trustees of the Matthews Memorial United Methodist Church of record in Instrument 200810200104967, Register's Office for Davidson County, Tennessee.

Further being a part of the same property conveyed to Marchal McNairy by Warranty Deed dated 03/26/2013 from Claudette D. Smith, unmarried of record in Instrument 20130408-0034501, Register's Office for Davidson County, Tennessee.

Further being a part of the same property conveyed to Claudette D. Smith by Successor Trustee's Deed dated 03/05/2015 from Robert J. Notestine, III, as Successor Trustee of record in Instrument 201503060019580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters as set forth per Book 843, Page 81; (2) Property modification of record in Instrument No. 200812030117251, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 324, 328, - 332 Anderson Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 19th day of August, 2016.

Claudette D. Smith

State of Tennessee
County of Williamson

Personally appeared before me Claudette D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of August, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018