Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

39-B
File #16-1356

BILL GARRETT, Davidson County
Trans:T20160096048 DEEDWARR
Recvd: 10/31/16 13:11 2 pgs
Fees:13.00 Taxes:687.83
20161031-0114842

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Robert J. Garrison and wife, Megan A. Garrison**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Miles Patterson, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Zone Lot Division of Lot 2 of the Resubdivision of Lot 21 Wilkerson Heights, of record in Plat Book 6050, page 217, as amended in Plat Book 6900, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert J. Garrison and wife, Megan A. Garrison, by deed from Heather L. Thorsby and Brooke Ellis, as joint tenants with right of survivorship, dated August 15, 2005, of record in Instrument No. 20050825-0101506, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5005 Wilkerson Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this ~~31st~~ 28th day of October, 2016.

Robert J. Garrison

Megan A. Garrison

State of Tennessee)
County of Davidson)

On this 28th day of October, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert J. Garrison and Megan A. Garrison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,900.00.

Deborah L. Barton
Affiant

Sworn and subscribed before me on this the 28th day of October, 2016.

Connie L. Timbs
Notary Public

My Commission Expires: 2-4-2019

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Steven Miles Patterson	Highland Residential Mortgage, LTD	161-3-163.00
5005 Wilkerson Drive	12001 N. Central Expressway, Ste 750	
Nashville, TN 37211	Dallas, TX 75243	