Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/01/16 12:29 2 pgs
Fees:13.00 Taxes:773.30
20161101-0115432

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of October, 2016, by and between Brenda F. Landers and husband, Reginald Ward, party of the first part, and Tony L Patton and Michelle L Patton, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 90 on the plan of Honey Brook, Section Three, as of record in Plat Book 7900, Page 242, as amended in Plan Book 7900, Pages 379 and 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Brenda F. Landers by virtue of that certain Brenda F. Landers Deed dated September 26, 1995, and being of record at Book 9809, Page 498, in the amount of $121,000.00 in the Register's Office of Davidson County, Tennessee. ***The said Reginald Ward intent is to convey any and all marital rights he may have in said property.***

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 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, restrictions of record in book 8289, page 145, book 8298, page 198, and in Book 8434, page 477 and easements of record in Book 9466, page 781, charter in Book 8298, page 200 and quitclaim deed to homeowners association of record in Book 8398, page 457, said Register's Office; 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brenda F. Landers

Reginald Ward

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brenda F. Landers and Reginald Ward, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2016.

MAXINE F. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maxine F. Weaver
Notary Public

My Commission Expires: 5/6/2019

Property Owner & Address: Tony L Patton and Michelle L Patton

4712 Crystal Brook Drive
Nashville, TN 37013

Tax Parcel No 162160D08100CO

Property Address: 4712 Crystal Brook Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $209,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tony L Patton
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of October, 2016.

Notary Public

My Commission Expires: 9-25-2019

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019