Davidson County DEEDWARR
Recvd: 11/08/16 12:01 3 pgs
Fees:18.00 Taxes:721.50
20161108-0118206

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

# WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of November, 2016, by and between Allison Patton, , unmarried, party of the first part, and Ecarterenia Johnson, an unmarried woman, as her sole and separate property, 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. 47, Final Plat, Section Two (2), Vantage Pointe (formerly North Forty), as shown on plat of record in Instrument No. 20060406-0040015, ni the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Allison Patton by virtue of that certain Quit Claim Deed dated April 11, 2016, and being of record at Instrument No. 20160413-0035304 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Allison Patton and Idella Patton by virtue of Special Warranty Deed dated December 24, 2013 at Instrument No. 20140106-0000957, in the amount of $78,000.00 in the said Register's Office.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 and subject to all easements and restrictions of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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.

Allison Patton by William Patton A.I.F.

Allison Patton by William Patton, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared William Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Patton, and who acknowledged that he executed the same as the free act and deed of Allison Patton.

WITNESS my hand and official seal at office this 4th day of Nov, 2016.

Notary Public

My Commission Expires: 9-25-19

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

STATE OF Tennessee

COUNTY OF Davidson

William Patton, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Allison Patton (person who didn't come), the principal.

This 4th day of November, 2016

William Patton

Sworn to and subscribed before me by William Patton this 4th day of November, 2016.

Notary Public

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

My Commission Expires 9-25-19

New ~~Property~~ Owner & Address: Ecarterenia Johnson

Owners at property address

Tax Parcel No 041030A10900CO

Property Address: 1300 Goodmorning Dr
Nashville, TN 37207

MAIL TAX BILLS TO: Reliance Fist Capital, LLC

201 Old Country Road, Ste 205
Melville, NY 11747

STATE OF
COUNTY OF

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 195,000.00 ~~$194,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

SUBSCRIBED AND SWORN TO before me this 4th day of November, 2016.

Notary Public

My Commission Expires: 4-24-18

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018