THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088964** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 9th day of November, 2016. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ian Wrigley 479 Brentview Hills Drive Nashville TN 37220-2204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-04-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Waymon Patterson, married and Lisa Claire Patterson Woods, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ian Wrigley, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Brentview Hills of record in Plat Book 3300, Page 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Patterson and wife, Billie S. Patterson by Warranty deed from Raleigh T. Blanks and wife, Mildred B. Blanks of record in Book 3709, page 19, Register's Office for Davidson County, Tennessee, dated April 16, 1964 and recorded on April 18, 1964. The said William H. Patterson having since died on June 15, 2003, predeceasing his wife, Billie S. Patterson. The said Billie S. Patterson having since died on September 8, 2011. Last Will and Testament of Billie S Patterson probated in Davidson County, Tennessee, probate #12P-386, devises property to Gregory Waymon Patterson and Lisa Claire Patterson Woods as beneficiaries and sole heirs.

Gregory Waymon Patterson warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Gregory Waymon Patterson as Attorney-in-fact for Lisa Claire Patterson Woods, which Power of Attorney is recorded in Instrument No. 20161115-0120054, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20160100499 DEEDWARR
Recvd: 11/15/16 08:21 2 pgs
Fees:13.00 Taxes:1313.50
20161115-0120055

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 43 and 44, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6927, Page 490, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 479 Brentview Hills Drive Nashville TN 37220-2204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of November, 2016.

Gregory Waymon Patterson

Lisa Claire Patterson Woods by Gregory Waymon Patterson as Attorney in fact

Gregory Waymon Patterson

Gregory Waymon Patterson as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Waymon Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2016.

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory Waymon Patterson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Lisa Claire Patterson Woods,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of November, 2016.

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Notary Public My Commission Expires: _____