WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/17 16:03 3 pgs
Fees:18.00 Taxes:314.50
20170112-0003969

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of January, 2017.

Notary Public
My Commission expires: 1/8/19
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nick Dorroll	SAME	092-06-0-354.00
4117 Hillsboro Pike #103159		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roderic Putnam, Joseph Patterson, and Shawn Patterson (aka Shawn L. Patterson, Sr.)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nick Dorroll**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33 on the plan of L.C. Thuss Subdivision of part of Barrow Lands, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 33 fronts 40 feet on the easterly side of 29th Avenue, North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Wesley Joseph Patterson, Jr. and wife, Pauline P. Patterson, by deed from Harry Porter Suggs and wife, Bernice P. Suggs, on September 22, 1970, of record in Book 4447, page 467, Register's Office for Davidson County, Tennessee. Wesley Joseph Patterson, Jr., having died, leaving property to Pauline P. Patterson by right of survivorship. Pauline P. Patterson died intestate in December, 2006, leaving as her only heirs at law Roderic Putnam, Joseph Patterson and Shawn Patterson, as evidenced by Affidavit of Heirship of record in Instrument Number 20090331-0028959, said Register's Office. And further conveyed to Roderic Putnam, Joseph Patterson and Shawn Patterson by Quitclaim Deed from Renard Hirsch, Trustee of record in Instrument Number 20090331-0028960, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 102, Register's Office Davidson County, Tennessee.

This is improved property known as: **718 29th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 6, 2017.

Roderic Putnam

Joseph Patterson

Shawn Patterson, Sr. by Roderic Putnam As Attorney in Fact

2.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roderic Putnam, Joseph Patterson**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 6, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Roderic D. Putnam, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Shawn L. Patterson, Sr., the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Shawn L. Patterson, Sr. the bargainor(s), by the said Roderic D. Putnam, as Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of January, 2017.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN