BILL GARRETT, Davidson County
Trans:T20170020640 DEEDWARR
Recvd: 03/10/17 08:40 2 pgs
Fees:13.00 Taxes:407.00
20170310-0023631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Erica M Pater
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2017.

Notary Public

My commission expires: 9/10/17

MARK B. LITTLEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Suite 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erica Pater	**New Owner**	**16103009400**
5124 Manorwood Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CHRISTIE MARIE MEDINA, Unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERICA PATER,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESEE, BEING LOT NO. 17 ON THE PLAN OF MCMURRAY MEADOWS, SECTION TWO, OF RECORD IN BOOK 4955, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTIE MARIE MEDINA BY QUITCLAIM DEED FROM CHRISTIE M. CHUNG N/K/A CHRISTIE M. MEDINA DATED 8/8/11 OF RECORD IN INSTRUMENT NO. 20110912-0070299, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PREVIOUSLY BEING THE SAME PROPERTY CONVEYED TO CHRISTIE M. CHUNG BY DEED FROM HAROLD JARRATT AND WIFE, LOUISE JARRATT, DATED 4/27/01 OF RECORD IN INSTRUMENT NO. 20010501-0044184, SAID REGISTER'S OFFICE.

Subject to all matters appearing on plat of record in Book 4955, Page 58, restrictions of record in Book 5104, Page 793, and to any/all further covenants, conditions, restrictions, easements and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5124 Manorwood Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good

right to convey it and the same in unencumbered, unless otherwise herein set out; 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 GRANTEES, their 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 my/our hand(s) this 3RD day of March, 2017.

Christie Marie Medina
CHRISTIE MARIE MEDINA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, Christie Marie Medina, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this 3RD day of March, 2017.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON