# WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** / Return To

# 11918 Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jose David Carranza | New Owner | 10100010700 |
| 8506 newsom station Rd ~~6731 River Road Pike~~ (NAME) | (NAME) | BILL GARRETT, Davidson County<br>Trans: T20170022138 DEEDWARR<br>Recvd: 03/15/17 12:14 2 pgs<br>Fees: 13.00 Taxes: 148.00 |
| (ADDRESS) | (ADDRESS) | 20170315-0025390 |
| Nashville, TN ~~37209~~ 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeffrey Matthew Patton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose David Carranza,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a Tract of land in the 8th, formerly 12th Civil District being Lots Nos. 1 and 2 on a subdivision of a 1.9 acre tract, described according to a survey made by S. H. Hutchison, March 9, 1955, as follow:

Beginning at a stake in the center of New River Road, Charles Langley's southwest corner; thence with the center of said Road, South 17° West 179 fee to the corner of Lots Nos. 2 and 3 as shown on said subdivision; thence with the line between said two lots, South 71° East 300 feet to an iron stake; thence North 4° 45' West 174.5 feet to a large hackberry, the southeast corner of Charles Langley's lot; thence with his southerly line, North 66° West 230 feet to the beginning.

Being the same property conveyed to Dee William DeMoss and Howard W. Patton by Deed from Alan N. Apple and wife, Fannie Sue Apple of record in Book 5092, Page 9, said Register's office. Howard W. Patton having conveyed his 1/2 undivided interest to Jeffrey Wayne Patton by Deed of record in Book 7192, Page 451, said Register's office. Jeffrey Wayne Patton having since died intestate and Jeffrey Matthew Patton being his only heir-at-law as shown in Affidavit of Heirship recorded in Instrument No. 20010927-0104695, said Register's office. Dee William DeMoss having since died and Euvala Mai DeMoss, a widow, and William Le DeMoss, Jean Le Gale Walker, and Joan Carolyn Hawkins conveyed property to MaryLe Jane DeMoss, possibly another heir of Dee William DeMoss, of record in Book 11306, Page 392, said Register's office. MaryLe Jane DeMoss having conveyed property to Jeffrey Wayne Patton by Deed of record in Book 11564, Page 750, said Registers' office, and further reference Affidavit of Heirship of record in Instrument No. 20170315-0025390, said Register's office.

unimproved ☐

This is improved ☑ property, known as 6731 River Road Pike, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 14th day of March, 2017.

Jeffrey Matthew Patton

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey Matthew Patton, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2017.

Notary Public
My Commission Expires:

File No.: 11918

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