WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170026523 DEEDWARR
Recvd: 03/29/17 14:01 2 pgs
Fees: 13.00 Taxes: 1202.50
20170329-0030658

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of March 2017

Notary Public
My Commission expires: (Affix Seal)

NA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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:
Ian W. Martin	new owner	155-15-0A-156.00 CO
4905 Stonemeade Drive		
Nashville, TN 37221	,	

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, **Tony Patterson and wife, Willie Ann Patterson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ian W. Martin and Carissa Martin, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Stonemeade, Section I, as of record in Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tony Patterson and wife, Willie Ann Patterson from Centex Real Estate Corporation by Deed on December 11, 1992, of record in Book 8817, Page 913, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 7701, Page 290, as amended in Book 8349, Page 43, Book 8517, Page 992, and Book 8810, Page 840, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Stonemeade Homeowner's Association, Inc., of record in Book 8517, Page 997, Register's Office for Davidson County, Tennessee.
- Charter of Stonemeade Homeowner's Association, Inc., of record in Book 7920, Page 728, Register's Office for Davidson County, Tennessee.
- By-Laws of Stonemeade Homeowner's Association, Inc., of record in Book 7701, Page 331, as amended in Book 8517, Page 992, Register's Office for Davidson County, Tennessee.
- Dedication of Easement for Water Lines of record in Book 7142, Page 460, Register's Office for said County; Agreement for Dedication of Public Utility of record in Book 9740, Page 967, Register's Office for said County; Subject to all matters on Boundary Plat of record in Plat Book 6900, Page 799, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **4905 Stonemeade Drive, Nashville, TN 37221**

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 March 15, 2017.

Tony Patterson

Willie Ann Patterson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tony Patterson and wife, Willie Ann Patterson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2017

Notary Public

My commission expires 11-6-17

