THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Return To: Perrone & Young
~~109 Westpark Drive~~
~~Suite 330~~
~~Brentwood, TN 37027~~

BILL GARRETT, Davidson County
Trans:T20170027804 DEEDWARR
Recvd: 04/03/17 11:34 2 pgs
Fees:13.00 Taxes:1091.50
20170403-0032165

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF March 2017

Notary Public

MY COMMISSION EXPIRES: 4-30-18

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon C. Bell	New Owners	MAP
442 Old Towne Drive		PARCEL 160-16-0C-006.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Martin Reid Patterson, and wife Amanda Patterson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon C. Bell an unmarried woman, and Jerrall P. Crook and wife Scottye Crook**

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:

Land in Davidson County, Tennessee, being Unit 6, on the plan of The Terraces at Brentwood Chase (A Revision of "Old Towne At Brentwood Chase"), a Horizontal Property Regime (Private Element), as shown on plat of record in Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Paul Moore, unmarried and Samantha Wigand, unmarried, as tenants in common with right of survivorship by Warranty deed from Ashley D. Money n/k/a Ashley Phillips, married of record in Instrument No. 20130626-0065749 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 26, 2013. (Value of consideration shown in aforementioned deed $213,000.00.)

Being the same property conveyed to Martin Reid Patterson, an unmarried man by Warranty deed from David Paul Moore, an unmarried man and Samantha Wigand, an unmarried woman, as tenants in common with right of survivorship of record in Instrument No. 20150722-0071832 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 22, 2015. (Value of consideration shown in aforementioned deed $245,000.00.)

Being also known as 442 Old Towne Drive Brentwood, Tennessee 37027.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **442 Old Towne Drive, Brentwood, TN 37027.**

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 _____ hand( ) this the 31st day of March, 2017.

Martin Reid Patterson

Amanda Patterson

Amanda Patterson

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martin Reid Patterson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Patterson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public