STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-7853D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170037314 DEEDWARR
Recvd: 05/03/17 10:51 2 pgs
Fees:13.00 Taxes:502.46
20170503-0043512

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Travis Patterson and Michelle Patterson, husband and wife (NAME)	New owner (NAME)	42-6-8
819 Nesbitt Lane (STREET ADDRESS)	" (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Deborah Dolores Vester and Geinine Bernice Lyles**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Patterson and Michelle Patterson, husband and wife**, 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 Lot No. 64 on the plan of SECTION II, BONNIE-BRAE SUBDIVISION, as shown by plat of record in Plat Book 2330, Page 123, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Nesbitt Drive, the common corner of Lots Nos. 63 and 64; thence southerly with the line between said two lots 250.03 feet to a point; thence north 63°03' east 242.4 feet to a point in the westerly margin of Redbud Drive; thence northerly with the margin of the same 172 feet to a concrete monument at the beginning of a curve; thence northwesterly around said curve 36.47 feet to a concrete monument in the southerly margin of Nesbitt Drive; thence westerly with the margin of the same 125 feet to the point of beginning.

BEING the same property conveyed to Herman E. Adair and wife, Thelma G. Adair from James K. Savage and wife, Helga Savage, by Deed dated May 19, 1960, in Book 3072, Page 155, in the Register's Office for Davidson County, Tennessee. The said Herman E. Adair having since died December 12, 1971 leaving the subject property vested in Thelma G. Adair as the surviving tenant by the entirety. The said Thelma G. Adair having since died intestate April 3, 2016 leaving the subject property vested in her heirs at law, Deborah Dolores Vester and Geinine Bernice Lyles. See also Affidavit of Heirship of record in Instrument No. 20170503-0043511, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2330, page 123, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers/storm drainage as recorded in Book 7767, page 557, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 819 Nesbitt Lane, Madison, TN 37115.

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. Whenever 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 1st day of May, 2017.

X Deborah Dolores Vester
Deborah Dolores Vester

May 01, 2017
Date

X Geinine Bernice Lyles
Geinine Bernice Lyles

May 01, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Deborah Dolores Vester and Geinine Bernice Lyles, the bargainor(s), 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 official seal, this 1st day of May, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066