WARRANTY DEED

KEVIN BRADY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

HEREFORD-GT17-021

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,279.00 .

LaDonna Michelle Hereford
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF April, 2017.

(Affix Seal) Notary Public

My Commission Expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
GRASSROOTS TITLE, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
LaDonna Michelle Hereford, an unmarried woman	Highlands Residential Mortgage	058.11-118.00
136 Hodge Ct.	5200 Maryland Way	
Nashville, TN 37218	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PATRICIA ANN PATTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LADONNA MICHELLE HEREFORD, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSONTN COUNTIES COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 158 on the Plan of Royal Hills Section II, of record in Book 4660, Page 122, Register's Office for said County.

Said Lot No. 158 fronts 81.14 feet on the easterly margin of a turn-around in Hodge Court and runs back 182.73 feet on the northerly line and 160.74 feet on the southerly line, to a line in the rear on which it measures 103.30 feet.

Being the same property conveyed to Patricia Ann Guthrie by deed from Clifton Louis Guthrie dated 5-27-87 and recorded 6-5-87 in Book 7260, Page 386, Register's Office for Davidson County, Tennessee.

Patricia Ann Guthrie has since married James H. Patton and became known as Patricia A. Patton.

( ) unimproved
This is (X) improved property known as 136 Hodge Ct., Nashville, Tennessee 37218 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20170039853 DEEDWARR
Recvd: 05/10/17 11:06 2 pgs
Fees:13.00 Taxes:452.43
20170510-0046378

Witness my/our hand(s) this 28th day of April, 2017 :

Patricia Ann Patton

Patricia Ann Patton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Kevin M. Brady, a Notary Public in and for said County and State, the within named PATRICIA ANN PATTON, MARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2017.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY