Davidson County DEEDWARR
Recvd: 06/22/17 13:26 4 pgs
Fees:23.00 Taxes:555.00
20170622-0063003

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of June, 2017, by and between Delores Williams, Gary Patterson, Gale D Sims, Angelia R Patterson, Wanda E Robinson, Troy M Patterson, Judy Patterson, Carlton V Patterson, and Terry E Patterson, party of the first part, and Antonio Turner, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Parcel No. I - 14881 Old Hickory Blvd, Antioch, TN 37013 - M&P 16200023600 & M&P 16200020000

Being all of Lot No. 1 on the Plan of Patterson Subdivision of record in Plat Book 6050, Page 132, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Clarice Patterson Majors, Emmett Paterson and Margaret Patterson by virtue of that certain Quit Claim Deed dated November 15, 1985, and being of record at Book 6713, Page 779 and Book 2599, Page 252 in the Register's Office of Davidson County, Tennessee. Emmitt Patterson died November 18, 1982, Margaret Patterson died January 15, 1996 and Clarice Patterson Majors died May 25, 2004. Clarice Majors will probated at Docket No. 16 P. 982 in the Davidson County Probate Court, TN. Conveyed to Grantors by Affidavit of Heirship at Instrument No. 20170622006294 in said Registers Office, TN

Parcel No. II - 14885 Old Hickory Blvd, Antioch, TN 37013 - M&P 16200008900

Bounded on the north by school lot, east by county road, west by Martin heirs and south by Morton land and contains by survey, 2 acres more or less.

Being the same property previously conveyed to Emmitt Patterson and Margaret Patterson by virtue of Warranty Deed dated July 29, 1978 at Book 5322, Page 698 and Deed of Correction at Book 4401, Page 632 in the said Register's Office. Emmitt Patterson died November 18, 1982 and Margaret Patterson died January 15, 1996. Conveyed to Grantors by Heirship Affidavit of record at Instrument No. 20170622006294 in the Registers office of Davidson County, TN.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 6050, Page 132 in said Register's Office, Tennessee; 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(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Delores Williams

Gary Patterson

Gale D Sims

angelia R. Patterson
Angelia R Patterson

Troy M Patterson

Judy Patterson

Carlton V Patterson

Terry E Patterson

Wanda E. Robinson

Wanda E Robinson

STATE OF TEXAS
COUNTY OF Bexar

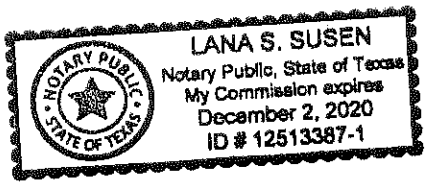
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wanda E Robinson , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2017.

Lana Susen

Notary Public

My Commission Expires: 12-02-2020



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Delores Williams, Gary Patterson, Angela R Patterson, Troy M Patterson, Judy Patterson, Carlton V Patterson, and Terry E Patterson , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, GaleD Sims, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2017.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Antonio Turner

5054 Tranham Rd, Whites Creek, TN 37189

Tax Parcel No 16200023600

Property Address: 14881 Old Hickory Blvd
Antioch, TN 37013

MAIL TAX BILLS TO: owner at owner's addresss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of June, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019