Davidson County DEEDWARR
Recvd: 06/23/17 10:25 3 pgs
Fees:18.00 Taxes:888.00
20170623-0063297

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2017.

Notary Public
My commission expires: 3/8/21

03-1705-38671

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Patterson Kyle Patterson 108 Claytie St Nashville TN 37221	Jennifer Patterson Kyle Patterson 108 Claytie St. Nashville, TN 37221	141-15-0-D-077.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marilyn May Boniol, A Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer Patterson and Kyle Patterson, Wife and Husband and Barbara K. Speers, as joint tenants with rights of survivorship** hereinafter called the Grantees, their successors 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. 77, on the Plan of Phase II, "Sheffield" On The Harpeth, of record in Book 6900, Pages 410 and 411, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn May Boniol by deed from Phillips Builders, Inc., dated January 14, 1992, recorded January 16, 1992, of record in Book 8529, Page 958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Claytie St, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of June, 2017.

Marilyn May Boniol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marilyn May Boniol** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of June, 2017.

State of Tennessee at Large

My Commission expires: 3/8/21



True Copy Certification

I, Dawn Kavanagh, 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.

Signature

State of TENNESSEE

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh 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: 3/8/21

{Notary' Seal}

