#12306

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170068758 DEEDWARR
Recvd: 08/09/17 09:44 3 pgs
Fees:18.00 Taxes:835.83
20170809-0081450

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 4th day of August, 2017, by and between Allison Patton, a single woman, party of the first part, and Alan H. Vanarsdal and Susan F. Vanarsdal, husband and wife, 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:

a tract of land in Davidson County, Tennessee, being Lot 1 of Block "D" on the plan of Crestview Estates, as of record in Plat Book 843, Page 81, in the Register's Office for Davidson County, Tennessee.

Being a part of property conveyed to Allison Patton and William Patton by virtue of that certain Warranty Deed dated August 19, 2016, and being of record at Instrument No. 20160819-0087163 and Scrivener's Affidavit at Instrument No. 20170117-0004997 in the Register's Office of Davidson County, Tennessee.

AND

Being the same property conveyed to Allison Patton, by Quit Claim deed of record in Instrument No. 20170809-0081448, Register's Office for Davidson County, Tennessee.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

This instrument is executed on behalf of Allison Patton by William Patton as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170809-0081449, in the Register's Office for Davidson County, Tennessee.

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

Allison Patton by William Patton AIF _____

Allison Patton by William Patton, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared William Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Patton, and who acknowledged that he executed the same as the free act and deed of Allison Patton.

WITNESS my hand and official seal at office this 4th day of August, 2017.

_____
Notary Public

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

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

William Patton, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Allison Patton, the principal.

This 4th day of August, 2017

_____

William Patton

Sworn to and subscribed before me by William Patton this 4th day of August, 2017.

_____

Notary Public

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

My Commission Expires _____

Property Owner & Address: Alan H. Vanarsdal and Susan F. Vanarsdal
324 Anderson Lane
Madison TN 37115

Tax Parcel No 04305010200

Property Address: 324 Anderson Lane
Madison, TN 37115

MAIL TAX
BILLS TO: New owner

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 $225,900.00 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 4th day of August, 2017.

Notary Public

My Commission Expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018