BILL GARRETT, Davidson County
Trans:T20170071659 DEEDWARR
Recvd: 08/17/17 15:31 3 pgs
Fees:18.00 Taxes:1332.00
20170817-0084779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF August, 2017

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James M. Patterson and Linda A. Patterson 7544 Woodstream Dr. Nashville, TN 37221	James M. Patterson and Linda A. Patterson 7544 Woodstream Dr. Nashville, TN 37221	126-16-0A-333.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

AMANDA D. SENSIBAUGH NOW KNOWN AS AMANDA COX AND DAVID N. COX, WIFE AND HUSBAND

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES M. PATTERSON AND LINDA A. PATTERSON, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 180, as shown on the map entitled the Final Plat of Riverwalk, Phase 2-C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMANDA D. SENSIBAUGH AND DAVID N. COX, by deed from ERIC SOX, MARRIED, of record in Instrument No. 20090810-0075044, dated August 3, 2009, said Register's Office.

This improved property is known as 7544 Woodstream Drive, 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 and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30 day of June, 2017.

Amanda Sensibaugh Cox

David N. Cox

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Amanda Sensibaugh Cox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 2017.

Miranda Hammond
Notary Public

My commission expires: 01/04/21

SEAL

MIRANDA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David N. Cox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 2017.

Miranda Hammond
Notary Public

My commission expires: 01/04/21

SEAL

MIRANDA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY