BILL GARRETT, Davidson County
Trans:T20170072990 DEEDWARR
Recvd: 08/23/17 08:49 2 pgs
Fees:13.00 Taxes:1257.57
20170823-0086374

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $339,885.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2017. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donna L. Blaylock and Tracy L. Patterson	new owner	**141-15-0D-056.00-CO**
6912 Sunderland Circle		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Frances Ann Stewart Hendrick, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Donna L. Blaylock, and Tracy L. Patterson, married, joint tenants with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 56 on the Plan of "Sheffield" on the Harpeth, Phase 1, of record in Plat Book 6900, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William G. Wilkinson, Trustee by Quitclaim Deed from Frances Ann Stewart Hendrick of record in Instrument No. 20110916-0071943, Register's Office for Davidson County, Tennessee and within the same deed the said William G. Wilkinson, Trustee, conveyed his interest in the subject property to Frances Ann Stewart Hendrick.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as 6912 Sunderland Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of "Sheffield" on the Harpeth, Phase 1, of record in Plat Book 6900, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of August, 2017.

Frances Ann Stewart Hendrick

Frances Ann Stewart Hendrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Frances Ann Stewart Hendrick, the bargainor, 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 16th day of August, 2017.

Mitchell A Watts

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 30170223

SP 11/2015