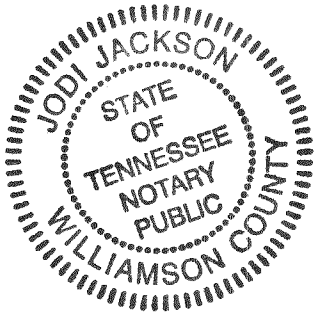
Davidson County DEEDWARR
Recvd: 08/25/17 10:50 2 pgs
Fees:13.00 Taxes:1480.00
20170825-0087525

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Eaton Dashiell, Jr., an unmarried man	William Eaton Dashiell, Jr.	171 04 0A 048.00
(NAME)	(NAME)	
5517 Nevil Point		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Misty M. Crockarell, now known as Misty T. Patterson, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Eaton Dashiell, Jr., an unmarried man**, hereinafter called the Grantees, their heirs 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. 38, on the Plan of Revision One, Section Two, Brownstone, as shown on plat of record in Plat Book 9700, page 942, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Misty M. Crockarell by Warranty Deed from Lisa R. Carter, unmarried dated October 04, 2004 and recorded October 08, 2004 as Instrument No. 20041008-0121755, in said Register's Office for Davidson County, Tennessee. Any interest having vested in Brian David Beck, former husband of Grantor, Misty T. Patterson, by virtue of the marriage was divested from Brian David Beck and vested in Misty T. Patterson purusant to the Final Decree of Divorce, filed on December 17, 2014, in the 3rd Circuit Court of Davidson County, Tennessee, at Nashville, in Docket No. 14D1905. Brian David Beck has exeucted a Quitclaim Deed to Misty T. Patterson, recorded contemporaneously herewith, as Instrument No. 20170825-0087524, in the Register's Office for Davidson County, Tennessee.

The subject property wsa never used as the principal residence of the Grantor or her current spouse.
File Number: GRN-175770FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5517 Nevil Point, Brentwood, TN 37027

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; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 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 23 day of August, 2017

Misty T. Patterson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Misty T. Patterson, a married woman, the 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, this the 23rd of August, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-175770FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019