BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170074336 DEEDWARR
Recvd: 08/25/17 12:50 6 pgs
Fees: 33.00 Taxes: 240.50
20170825-0087601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF Aug., 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Leticia Diaz	New Owner	
(NAME)	(NAME)	
308 Santa Rosa Dr.		087-09-042.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM O. PATTON AND WIFE, RUTH PATTON AND CYNTHIA M. BICKEL, MARRIED AND GWENDOLYN M. DOAK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA LETICIA DIAZ, MARRIED**, 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:

Being Lot No. 196A on the Zone Lot Division of Lot No. 196 on the Plan of Valley Grove Subdivision, Section 8, of record in Plat Book 5200, Page 769, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William O. Patton and Eva Ruth Patton and Lee Marsh by Cash Deed for Tennessee from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 20th day of June, 1988 in Deed Book 7577, Page 695, in the Register's Office of Davidson County, Tennessee. Lee Marsh aka Isaac Lee Marsh died testate on January 5, 2017. Gwendolyn M. Doak and Cynthia M. Bickel are named Co-Executrices under the Will of Isaac Lee Marsh, under Docket No. 17P216, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and also as devisees of the property hereunder. Cynthia M. Bickle and Gwendolyn M. Doak will sign individually as well as join in as Co-Executrices and Co-Trustees of the Trust created March 10, 1997 and referenced in the Will of Isaac Lee Marsh. This was never the principal place of residence for Cynthia M. Bickle and Gwendolyn M. Doak.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4554 Brooke Valley Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

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 7 day of August, 2017

William O Patton

WILLIAM O. PATTON

Ruth Patton

RUTH PATTON

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 William O. Patton and Ruth Patton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

John Gregory Hardeman

Notary Public

Cynthia M. Bickel

CYNTHIA M. BICKEL

Cynthia M. Bickel

CYNTHIA M. BICKEL, CO-TRUSTEE

Cynthia M. Bickel

CYNTHIA M. BICKEL, CO-EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Cynthia M. Bickel with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of the Trust created on March 10, 1997, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Cynthia M. Bickel with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she the Co-Executrix of the Estate of Isaac Lee Marsh, and who further acknowledged that she is authorized to execute the within instrument as Co-Executrix.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

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 Cynthia M. ~~Bickle~~ Bickel, 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.

Witness my hand and official seal at Nashville, Tennessee this 7 day of July, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

x Gwendolyn M. Doak

GWENDOLYN M. DOAK

x Gwendolyn M. Doak Co-Trustee

GWENDOLYN M. DOAK, CO-TRUSTEE

x Gwendolyn M. Doak Co-Executrix

GWENDOLYN M. DOAK, CO-EXECUTRIX

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned notary public, Gwendolyn M. Doak with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of the Trust created on March 10, 1997, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2017.

Commission expires: 7/6/2020

JAMES H. ORTALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 6, 2020

James H Ortale

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned notary public, Gwendolyn M. Doak with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she the Co-Executrix of the Estate of Isaac Lee Marsh, and who further acknowledged that she is authorized to execute the within instrument as Co-Executrix.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2017.

Commission expires: 7/6/2020

JAMES H. ORTALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 6, 2020

James H Ortale

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn M. Doak, 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.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2017.

Commission expires: 7/6/2020

JAMES H. ORTALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

James H Ortale

Notary Public