(3)

BILL GARRETT, Davidson County
Trans:T20170074506 DEEDWARR
Recvd: 08/25/17 15:47 3 pgs
Fees:18.00 Taxes:813.63
20170825-0087792

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 22nd day of August, 2017, by and between Allison Patton, unmarried, party of the first part, and Kevan J. O'Connor and Lacy Elva Jean McDougall, as joint tenants with the rights of survivorship, 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 2, 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 all or part of the same property conveyed to Allison Patton by virtue of that certain Quit Claim Deed dated August 20, 2017, and being of record at Instrument No. 20170825-0087790 in the Register's Office of 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.

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 subject to Shared Driveway in Instrument Number 20170712-0070128 and Notice of Completion of record in Instrument Number 20170718-0072266, said Register's Office; 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.

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

Allison Patton by William Patton Attorney in fact

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 22nd day of August, 2017.

Notary Public

My Commission Expires: _____

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

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 22nd day of August, 2017

William Patton

Sworn to and subscribed before me by William Patton this 22nd 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: Kevan J. O'Connor and Lacy Elva Jean McDougall

4307 Winterbrook Road
Nashville, TN 37207

Tax Parcel No 04305028000

Property Address: 328 Anderson Lane
Madison, TN 37115

MAIL TAX
BILLS TO: Ark-La-Tex Financial Services, LLC
5160 Tennyson Pkwy Ste 1000
Plano, Tx 75024

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 $219,900.00 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 22nd day of August, 2017.

Notary Public

My Commission Expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY