WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076292 DEEDWARR
Recvd: 08/31/17 11:02 2 pgs
Fees:13.00 Taxes:738.15
20170831-0089612

P-BR-17-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John S. Ellsworth	**New Owner**	
(NAME)	(NAME)	**161-16-0A-014.00-CO**
2126 River Bend Way		
(ADDRESS)	(ADDRESS)	
Kingwood, TX 77345		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERBERT E. PATTERSON, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN S. ELLSWORTH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, of the Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Herbert E. Patterson, Jr., a married man by Warranty deed from Elizabeth Lea Maxey of record in Instrument No. 20120906-0080915 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 06, 2012.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument 20040720-0086706, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No. 20040713-0083170, corrected in Instrument No. 20040720-086707, further supplemented in Instrument Nos. 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-056887, 20051007-0121715, 20051107-0134921, 20051207-0147464, 20060124-0009112 and 20051012-0123003;
- Charter for HOA of record in Instrument No. 20040316-0029917;
- Conveyance of common areas and open space of record in Instrument No. 20051114-0137526;
- Storm Water Detention Agreement of record in Instrument No. 20030903-0127692;
- Agreement regarding grant of utility easement in Instrument No. 20040917-0112429;
- All matters shown on the Plan of record in Plat Book 7900, Page 38;
- Restrictions of record in Book 8064, Page 815;
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981;
- Easement for Drainage in Book 7382, Page 755;
- Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881;
- Easement of record in Instrument No. 20130517-0050094, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 Shadow Glen Dr, Nashville, Tennessee 37211**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF AUGUST, 2017.

Herbert E. Patterson, Jr.

Dalyn C. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT E. PATTERSON, JR. and DALYN C. PATTERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212