Bill Garrett Davidson County
Batch# 2452 DEEDWARR
09/20/2017 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20170920-0096147

This instrument prepared by & return to:
Providence Title, LLC 25 Century Blvd.,
Ste 402, Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of September, 2017, by and between Allison Patton, a Single Woman, party of the first part, and Dorothy Gibbs, a Married Woman, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF HAYNES PARK SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 4460, PAGE 185, AND AMENDED IN BOOK 4869, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 50 FRONTS 92 FEET ON THE WESTERLY SIDE OF HAYNES PARK DRIVE AND RUNS BACK BETWEEN LINES 100 FEET ON THE NORTHERLY LINE AND 85 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE AT THE REAR ON WHICH IT MEASURES 130.90 FEET THEREIN.

Being all or part of the same property conveyed to Allison Patton by virtue of that certain Special Warranty Deed dated July 7, 2015, and being of record at Instrument No. 20150730-0074935 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), her 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 2017Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions in Book 4707, page 766, 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), her 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 18th day of September, 2017.

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-25-2019

Notary Public

My Commission Expires: 9.25.19

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 18th day of September 2017

William Patton

William Patton

WITNESS my hand and official seal at office this 18th day of September, 2017.

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-25-2019

Notary Public

My Commission Expires: 9.25.19

Property Owner & Address: Dorothy Gibbs

100 Bella Court
Nashville, TN 37207

Tax Parcel No 05816007200

Property Address: 245 Haynes Park Drive
Nashville, TN 37219

MAIL TAX BILLS TO: Dorothy Gibbs

100 Bella Court
Nashville, TN 37207

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 $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dorothy Gibbs
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2017.

Notary Public

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

My Commission Expires:_____

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

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