Bill Garrett Davidson County
Batch# 16387 **DEEDWARR**
10/23/2017 09:32:03 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20171023-0108086

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/30/20

(AFFIX SEAL)

TRUE HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Allison Y. Patton, an unmarried woman | Allison Y. Patton (NAME) | |
| P.O. Box 42 (ADDRESS) | P.O. Box 42 (ADDRESS) | 033-11-0-010-00 |
| Whitescreek, TN 37189 (CITY) (STATE) (ZIP) | Whites Creek, TN 37189 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dalisay Bostos, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Allison Y. Patton, an unmarried woman, hereinafter called the Grantees, their heirs 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 LOT NO. 36 ON THE PLAN OF BLAIR MANOR OF RECORD IN PLAT BOOK 3300, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DALISAY BOSTOS, AN UNMARRIED WOMAN BY WARRANTY DEED FROM PEARL C. MCDONALD, WIDOW OF RECORD IN INSTRUMENT NO. 20150707-0065691 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 205 Appletree Drive, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 20th day of October, 2017.

**WARRANTY DEED**
(Continued)

Dalisay Bostos

Dalisay Bostos

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dalisay Bostos and husband, Russell Hospedaks, the herein bargainor(s), 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, this the 20th day of October, 2017.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072