Bill Garrett Davidson County
Batch# 18232 DEEDWARR
10/25/2017 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $434.75
20171025-0109615

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 10th day of October, 2017, by and between Anedra Henley, Jahi Henley, Mansa Henley, Tiombe Ricks, Akilah Robinson, and Joshua Henley, party of the first part, and Dedrick L Patton, An Unmarried Man, 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:

Land in Davidson County, Tennessee, being Unit No. 221 on the plan of RESUBDIVISION OF A PORTION OF CEDARWOOD COURTYARD HOMES, PHASE TWO, as shown by plat of record in Plat Book 5200, Page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 221 Cedarwood Lane, Madison, TN

Being all or part of the same property conveyed to Janette Henley by virtue of that certain Warranty Deed dated May 29, 2015, and being of record at Instrument No. 20150602-0051257 in the amount of $62,000.00 in the Register's Office of Davidson County, Tennessee. Janette Henley died intestate on 04/18/2017, her heirs at law being Anedra Henley, Jahi Henley, Mansa Henley, Tiombe Ricks, Akilah Robinson, and Joshua Henley. Affidavit of heirship of record for Janette Henley of record in Instrument No. 20171006-0103046 and in Instrument Number _201710250109614_.

Sellers warrant that this property was not their primary residence.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; subject to all easements and restrictions of record in said Register's Office; 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), his 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.

Power of Attorney of record as Instrument No 201710250109611 201710250109612 and _201710250109613____, said Register's Office

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

Anedra Henley, by Joshua Henley, Attorney in Fact

Jahi Henley, by Joshua Henley, Attorney in Fact

Mansa Henley, by Joshua Henley, Attorney in Fact

Tiombe Ricks

Akilah Robinson

Joshua Henley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Akilah Robinson, Tiombe Ricks, and Joshua Henley with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of October, 2017.

Notary Public

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

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Joshua Henley, 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 Anedra Henley, Jahi Henley and Mansa Henley, and who acknowledged that he executed the same as the free act and deed of Anedra Henley, Jahi Henley and Mansa Henley.

WITNESS my hand and official seal at office this 10th day of October, 2017.

Notary Public

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

My Commission Expires: _____

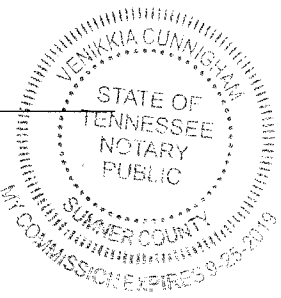
STATE OF Tennessee
COUNTY OF Davidson

Joshua Henley, 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 Anedra Henley, Jahi Henley and Mansa Henley the principal.

WITNESS my hand and official seal at office this ____ day of October, 2017.

Joshua Henley

Notary Public



My Commission Expires: _____

Property Owner & Address: Dedrick L Patton

Tax Parcel No 043020A22100CO

Property Address: 221 Cedarwood Lane
Madison, TN 37115

MAIL TAX
BILLS TO: SAME

STATE OF Tennessee
COUNTY OF Davidson

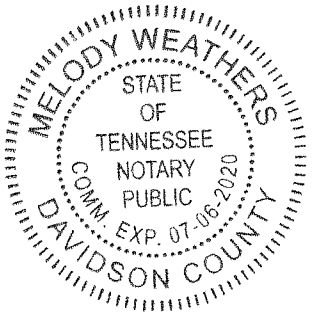
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of October, 2017.

Notary Public

My Commission Expires:_____



True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC S THOMPSON COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19