WARRANTY DEED

Bill Garrett Davidson County
Batch# 18336 DEEDWARR
10/26/2017 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $233.10
20171026-0109753

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$63,000.00**

Affiant

Subscribed and sworn to before me this 26th day of October, 2017

Notary Public
My Commission expires: 5-5-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Francisca Angel	SAME	15005019400
913 Stoneview Court		
Antioch, TN 37013-1633		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Johnny Bryan Patterson, Sr., and Barbara Jean Patterson, Co-Trustees of the Johnny and Barbara Patterson Revocable Trust established February 15, 2017**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Francisca Angel**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 723 on the Plan of Edge-O-Lake Estates Section 17 as of record in Book 4460, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 723 fronts 80.0 feet on the north side of Edge-Moor Drive and extends back 145.0 feet on the west line and 105.52 feet on the east line of a dead line which is a broken line measuring 136.38 feet thereon.

Being the same property conveyed to Johnny B. Patterson and wife, Barbara H. Patterson from Barbara Ann Meroney, single by Warranty Deed on May 30, 1995, of record in Book 9692, Page 905, Register's Office for Davidson County, Tennessee. Further conveyed to Johnny Bryan Patterson, Sr., and Barbara Jean Patterson, Co-Trustees of the Johnny and Barbara Patterson Revocable Trust established February 15, 2017 from Johnny B. Patterson and Barbara H. Patterson by Quitclaim Deed on February 15, 2017, of record in Instrument Number 20170217-0016649, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, a lien not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2933 Edgemoor Drive, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 25, 2017.

Johnny B. Patterson Sr.
Johnny B. Patterson Sr., Co Trustee

Barbara J. Patterson
Barbara J. Patterson, Co Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared JOHNNY BRYAN PATTERSON, SR., with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the CO-TRUSTEE for JOHNNY AND BARBARA PATTERSON REVOCABLE TRUST DATED FEBRUARY 15, 2017, the within named bargainoR, and that he as such CO TRUSTEE being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 25th day of October, 2017

Julie Coone My Commission Expires: 5-3-2018
NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared BARBARA JEAN PATTTERSON, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the CO-TRUSTEE for JOHNNY AND BARBARA PATTERSON REVOCABLE TRUST DATED FEBRUARY 15, 2017, the within named bargainor(s), and that she as such CO TRUSTEE being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 25, 2017

My commission expires 5-3-2018

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.