WARRANTY DEED

Bill Garrett Davidson County
Batch# 55858 DEEDWARR
02/06/2018 10:49:30 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20180206-0011939

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of January, 2018

Notary Public
My Commission expires: 5-3-2021
(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:
Chad A. Mabry	SAME	16106011600
5008 Pebble Creek Drive		
Antioch, TN 37013		

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, **M. Brian Pattinson, a widowed man, and Loretta S. Crosby, unmarried, as Joint Tenants with right of survivorship**, hereinafter called the GRANTORS, does hereby bargain, sell, convey and confirm unto **Chad A. Mabry and Bobby Mangrum**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Goad and wife, Anita Goad from Southern Construction, Inc., by Deed of record in Book 4579, Page 257, Register's Office for Davidson County, Tennessee. Charles E Goad's interest being conveyed to Anita Goad by Order entered May 27, 1975, in the First Circuit Court for Davidson County, Tennessee. Further conveyed to Dick Eason, Trustee from Anita Goad Pattinson and Maarten Brian Pattinson and then to Anita Goad Pattinson from Dick Eason, Trustee, by Quitclaim Deed on July 8, 1982, of record in Book 5913, Page 829, Register's Office for Davidson County, Tennessee. Further conveyed to William D. Castleman, Trustee from Anita Goad Pattinson and then to M. Brian Pattinson and Anita Pattinson, husband and wife, from William D. Castleman, Trustee, by Quitclaim Deed on April 22, 1998, of record in Book 10915, Page 283, Register's Office for Davidson County, Tennessee. Further conveyed to M. Brian Pattinson, a widowed man and Loretta S. Crosby, unmarried, as Joint Tenants with right of Survivorship from M. Brian Pattinson, a widowed man by Quitclaim Deed on March 8, 2004, of record in Instrument Number 20040406-0038596, 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.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4225, Page 778 and Book 4393, Page 383, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4379, Page 44 and Book 4577, Page 996, Register's Office for Davidson County, Tennessee.

This is improved property known as: **704 TobyLynn Drive, Nashville, TN 37211**

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 January 30, 2018.

M. Brian Pattinson

M. BRIAN PATTINSON

Loretta S. Crosby

Loretta S. Crosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **M. Brian Pattinson, and Loretta S. Crosby,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 30, 2018

My commission expires 5-3-2021

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.

Julie Coone

Notary's Signature

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

My commission expires: 5-3-2021