Bill Garrett Davidson County
Batch# 70487 DEEDWARR
03/19/2018 10:42:07 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180319-0025521

This instrument prepared by [redacted]: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of March, 2018, by and between Allison Patton, unmarried, party of the first part, and Maya Young, a single 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:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Instrument No. 20070418-0046363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Being a portion of property conveyed to Allison Patton by virtue of that certain Warranty Deed dated July 13, 2016, and being of record at Instrument No. 20160714-0072548 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was not her primary residence and that said property was used for investment purposes only.

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 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in book 6969, page 70, book 8163, page 781, and instrument number 20050920-0113100 and by-laws of record in instrument number 20050920-0113102 and charter of record in instrument number 20050920-0113101 and open space of record in instrument number 20010514-0057000; 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

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 16th day of March, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 16th day of March, 2018.

William Patton

WITNESS my hand and official seal at office this 16th day of March, 2018.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/19

Property Owner & Address: Maya Young
216 Indian Summer Ct.
Nashville, TN 37207

Tax Parcel No 032090B03400CO
Property Address: 216 Indian Summer Ct.
Nashville, TN 37207
MAIL TAX Owner at Owner's Address
BILLS TO:

STATE OF TN
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 $275,000.00 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 16th day of March, 2018.

Notary Public

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/29/2021

MAIL TO:
Vanderpool and [redacted]
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800