WARRANTY DEED

Bill Garrett Davidson County
Batch# 85905 DEEDWARR
04/27/2018 01:34:25 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180427-0039934

File No. RW0004034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018.

R Walters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENITA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher C. Whitson, Trustee	Truxton Trust	118-01-0-186.00
(NAME) 1000 Gilmore Ave	(NAME) 4525 Harding Rd, Ste 300	
(ADDRESS) Nashville, TN, 37204	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Karen Pendergrass, Sharon Clark** and **Michael Patton, heirs at law of Hattie Sue Patton,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher C. Whitson, Trustee of the Clay M. Whitson Trust F/B/O Clay M. Whitson, Jr., U/A/D May 2, 2008,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 44 on the Plan of Map of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee.

Said lot No. 44 fronts 59.9 feet on the Northerly side of Gilmore Avenue and runs back between lines 155 feet on the West line and 155.2 feet on the East line along the West margin of 10th Avenue South, formerly Pomeroy Avenue, to an alley in the rear on which it measures 53.3 feet.

Being the same property conveyed to Mattie S. Patton by Quitclaim deed from Jesse E. Patton of record in Book 6299, page 367, Register's Office for Davidson County, Tennessee, dated May 23, 1984 and recorded on May 24, 1984. Mattie S. Patton a/k/a Mattie Sue Patton died intestate on October 12, 2017, thereby vesting title to her heirs at law: Karen Pendergrass, Michael Patton and Sharon Clark. SEE ALSO: Affidavit of Heirship filed at Instrument No. 20180427-0039933, said Register's Office and Administration filed for Probate under Docket No. 18P39, in the Probate Court for Davidson County, Tennessee.

Being also the same property previously conveyed to Jesse E. Patton and wife, Mattie S. Patton by Warranty deed from Alice McMahon of record in Book 4271, page 115, Register's Office for Davidson County, Tennessee, dated September 20, 1968 and recorded on September 23, 1968.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1000 Gilmore Ave, Nashville, TN 37204

(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 hand this 25th day of April, 2018.

Karen Pendergrass
Karen Pendergrass

Michael Patton
Michael Patton

Sharon Clark
Sharon Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Pendergrass, Michael Patton, Sharon Clark, the bargainor(s), with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of April, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206