Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Bill Garrett Davidson County
Batch# 86999 DEEDWARR
05/01/2018 10:14:44 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90

20180501-0040938

File No.: AGL-18-1801

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLOYD W THURMON, JR and ANGELA THURMON	NEW OWNER	105-10-0-020.00
(NAME)	(NAME)	
9405 CLOVERCROFT ROAD		
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JANICE PATTERSON, AN UNMARRIED WOMAN, MICHAEL PATTERSON, AN UNMARRIED MAN, AND BROOK SHANTA JOHNSON, UNMARRIED,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CLOYD WAYNE THURMON, JR AND ANGELA L. THURMON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being a small part of Lot No. 7, the Northerly part of a triangular lot and a part of the Circular Avenue lying between said triangular lot and said Lot No. 7,shown on the Plan of the Waverly Land Company's property called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said County, and described according to a copy of a survey thereof made by R. R. Sanford, June 8, 1962, as follows:

Beginning at the Southwest corner of Beech Avenue and Argyle Avenue, being the Northeast corner of said triangular lot; thence with the Southerly margin of Argyle Avenue Westerly 152 feet more or less to a point to Mary B. Harding's Northeast corner; thence with her Easterly line, Southerly 65 feet more or less to a point, 60 feet measured at right angles from the Southerly margin of Argyle Avenue; thence Easterly parallel with said Avenue, 177 feet more or less to a point in the Westerly margin of Beech Avenue; thence with the margin of the same, Northerly 60 feet to the point of the beginning.

Being the same property conveyed by Quitclaim Deed from Janice Patterson to Janice Patterson and Brook Shanta Johnson, joint tenants with rights of survivorship, as recorded on the 3rd day of December, 2013 in Instrument No. 20131203-0123150; Quitclaim Deed from Donald E. Majors, unmarried to Janice Patterson, as recorded on the 29th day of November, 2001 in Instrument No. 20011129-0130756 and Warranty Deed from Mrs. Etta Schell and husband, Henry A. Schell to Donald E. Majors and wife, Helen W. Majors, as recorded on the 6th day of July, 1962 in Deed Book 3403, Page 385, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1801 BEECH AVENUE, NASHVILLE, TN 37203
(House Number) (Street) (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 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, 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 GRANTEE(S), 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/our hand(s) this 30th day of April, 2018.

JANICE PATTERSON

MICHAEL PATTERSON

BROOK SHANTA JOHNSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE PATTERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public
My Commission Expires: 3/10/2019

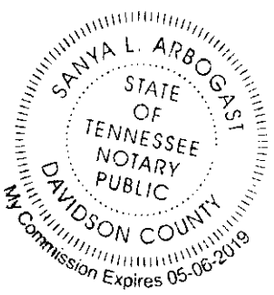


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PATTERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public
My Commission Expires: 5/6/19



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOK SHANTA JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public
My Commission Expires: 3/10/2019



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171