Bill Garrett Davidson County
Batch# 123550 DEEDWARR
08/01/2018 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $3,071.00
20180801-0075361

#34197

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34197-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2018. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: James T. Patterson, IV Caroline M. Patterson 4105 Skyline Drive Nashville, TN 37215	**Send Tax Bills To:** People's Home Equity 5205 Maryland Way, Suite 100 Brentwood, TN 37027	**Property Information:** Map and Parcel No.: 117 13 0 010 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Gabriel Roberts and wife, Ashleigh H. Roberts** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James T. Patterson, IV and wife, Caroline M. Patterson** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4105 Skyline Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of July, 2018.

John Gabriel Roberts

Ashleigh H. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Gabriel Roberts and Ashleigh H. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Vailwood Heights, of record in Plat Book 1835, page 26, as amended in Instrument No. 20130430-0043067, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Gabriel Roberts, unmarried by deed dated November 22, 2010 from Sarah L. Diehl, married of record in Instrument No. 20101124-0094278, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 2, 2013 of record in Instrument No. 20131210-0125223, Register's Office for Davidson County, Tennessee, John Gabriel Roberts conveyed subject property to John Gabriel Roberts and wife, Ashleigh H. Roberts.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantees. Map and Parcel No. 117 13 0 010 00.
2. All matters appearing on the Plan of record as Book 1835, page 32 as amended in Instrument No. 20130430-0043067, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

