Bill Garrett Davidson County
Batch# 130162 DEEDWARR
08/16/2018 03:43:25 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180816-0081462

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00 Affiant Subscribed and sworn to before me, this the 15th day of August, 2018. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin G Patterson Tavianna Patterson	FirstBank	
2731 Bobby Avenue	318 Seaboard Lane, Suite 205	073-01-0-081.00
Nashville, TN 37216	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CHARLOTTE HOLT BAIRD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN G PATTERSON AND TAVIANNA PATTERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 31 of Block B on the Map of Happy Valley Subdivision, not of record, and being more particularly described as follows, to-wit:

Beginning at a point in the Northerly margin of Bobby Avenue at the comer of Lots Nos. 30 and 31; thence with the line between said lots, Northwesterly 140 feet to a point, the corner of said lots and of Lots Nos. 1 1 and 12, Block A; thence with the line between Lots Nos. 31 and 12, Northeasterly 75 feet to the corner of said lots, and of Lots Nos. 13, Block A and Lot No. 32, Block B; thence with the line between Lots Nos. 31 and 32, Block B, Southeasterly 140 feet to the margin of Bobby Avenue; thence with the margin of the same, Southwesterly 75 feet to the beginning.

Being the same property conveyed to Charlotte Hold Baird, unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20131008-0105600 Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 08, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2731 Bobby Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2018.

Charlotte Holt Baird

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 Charlotte Holt Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021