Bill Garrett Davidson County
Batch# 131986 DEEDWARR
08/22/2018 11:05:01 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180822-0083281

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Michelle Patterson
Affiant

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 16th day of August, 2018

Notary Public
MY COMMISSION EXPIRES:
File No. G18-3024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Travis Patterson and Michelle Patterson (NAME)	Travis Patterson and Michelle Patterson (NAME)	090-16-0-042
375 Nichols Lane (STREET ADDRESS)	375 Nichols Lane (STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Horace McKenzie, Executor and Heir, and Morris McKenzie Jr., Heir, and Denita Starnes, Heir, and Michelle Hussing, Heir, and Rita Hunter, Heir of Estate of Leah G. McKenzie**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Patterson and Michelle Patterson, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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. 36 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2, 3, 4, 5 and 6, Register's Office for said County.

Said Lot No. 36 fronts 75.7 feet on the Southwesterly side of American Road and runs back 145 feet on the Northwesterly line and 146.2 feet on the Southeasterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Frank McKenzie and wife, Leah G. McKenzie by Deed dated November 14, 1957, recorded November 20, 1957, in Book 2704, Page 217, in the Register's Office of Davidson County, Tennessee. The said Frank McKenzie died June 14, 1993 leaving Leah G. McKenzie as tenant by the entirety. The said Leah G. McKenzie died January 26, 2018 leaving Horace McKenzie, Morris McKenzie, Sr., William Baxter McKenzie, and Rita McKenzie Gilbert Hunter as heirs in Last Will and Testament of record in Docket No. 18P-608, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Morris McKenzie, Sr. died November 7, 2008 leaving as his heirs Morris McKenzie, Jr. and Denita Starnes. The said William Baxter McKenzie died December 14, 2012 leaving as his heir Michelle Hussing. See Affidavit of Heirship of record in Instrument 20180822-0083279 and Instrument 20180822-0083280, Register's Office for said County.

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. Whenever 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 16th day of August, 2018.

Estate of Leah G. McKenzie

By: Horace McKenzie
Horace McKenzie, Co-Executor

By:
Mark McKenzie, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2018, before me personally appeared Horace McKenzie and Mark McKenzie, Co-Executors of the Estate of Leah G. McKenzie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of August, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066