Karen Y Johnson Davidson County
Batch# 152114 **DEEDWARR**
10/17/2018 02:05:08 PM 3 pgs
Fees: $18.00 Taxes: $338.18
20181017-0103018

This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

ADDRESS NEW OWNER(S):
Susan Allison Raby Patton
947 Beech Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.
090-12-0-116.00

FOR AND IN CONSIDERATION of $91,400.00, cash in hand paid, the receipt of which is hereby acknowledged, Mary Anne Raby, by these presents does hereby convey unto **SUSAN ALLISON RABY PATTON**, to her heirs, successors and assigns, all her right title and interest in and to the following described tract of land:

Land lying in Davison County, Tennessee, being Lot No. 45 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2262, page 2, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Annex Drive; thence northeasterly along the margin of said Drive, 95 feet to the beginning of a curve; thence around said curve 39.3 feet to a point in the southwesterly margin of American Road; thence southeasterly along the margin of said road, 95 feet to a point, being the common corner of Lots Nos. 44 & 45; thence southwesterly along the margin between said lots, 120 feet to a point; thence west 62° .07' west 120.4 feet to the point of beginning.

Being the same property conveyed to Mary Anne Raby and Susan Allison Raby Patton upon the death of their mother, Mary Pate Raby. The property was conveyed by the filing of a certified copy of Mary Pate Raby's Last Will and Testament as well as a certified copy of the order admitted the Will to probate at 20180816-0081347 and 20180816-0081348, Register's Office for Davidson County.

This is improved property, known as 609 American Road, Nashville, TN 37209.

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, grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS THE EXECUTION HEREOF this 12th day of October, 2018.

Mary Anne Raby, by Susan Allison Raby Patton, AIF

Mary Anne Raby, by Susan Allison Raby Patton, AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 12th, 2018, personally appeared before me, Susan Allison Raby Patton, with whom I am personally acquainted who executed the foregoing instrument as the attorney in fact for her sister, Mary Anne Raby, for the purposes contained therein.

Witness my hand and official seal, this 12th day of October, 2018.

BARBARA J. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 09, 2022

NOTARY PUBLIC

My Commission Expires: 7/9/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $91,400.

Mary Ann Raby by Susan Allison Raby Patton, AIF

Mary Ann Raby by Susan Allison Raby Patton, AIF

Subscribed and sworn to before me, this the 12th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 7/9/22

BARBARA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 09, 2022