31290-8 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153920 **DEEDWARR**
10/25/2018 08:30:07 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20181025-0105594

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF October, 20 18.

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Somerville	SWBC Mortgage Corp.	
(NAME)	(NAME)	83-3 129
2113 Creighton Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **JEFFREY M. PATTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER SOMERVILLE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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 in the easterly part of Lot No. 19, that part of the alley lying along the west line of Lots 12 to 15 both inclusive; that part of a 12 foot alley in the rear of Lot No. 19; that part of a 30 foot court south of Lot No. 19 and a part of a 12 foot alley lying south of said court all of which are shown on the plan of Minnie E. Martin's subdivision of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said property fronts 49.8 feet on the south side of Creighton Avenue and runs back between parallel lines parallel to and 150 feet west of Riverside Blvd., 204 feet to a dead line. (erroneously referred to 201 in prior deeds)

Being the same property conveyed to Jeffrey M. Patton, unmarried, by deed from Daniel m. Mills of record in Instrument No. 20120914-0083615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is x property, known as 2113 Creighton Avenue, Nashville, TN 37206
improved

(House Number) (Street) (P.O. Address) (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 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. 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 hand this 24 day of October SR, 2018

JEFFREY M. PATTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 24 day of October, 2018.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 2, 2021

Kathy Snider

Notary Public