THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25367 Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville TN 37215	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2018 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Kilgore	New Owner	MAP
3731 Shane Point Place		PARCEL 172-16-0A-018.00
Nashville, TN 37211		
(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, **Debra Patterson, a married person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wade Kilgore, single man**

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. 18 on the Plan of Revision to Shane Point of record in Plat at Instrument No. 20100323-0021689 and revised in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen L. Wade and Cheri A. Wade, husband and wife by Warranty deed from Sloan M. Payne, a married woman of record in Instrument No. 20140908-0082065 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 08, 2014.

Being the same property conveyed to Debra Patterson, a married person by Warranty deed from Stephen L. Wade and Cheri A. Wade, husband and wife of record in Instrument No. 20180620-0059584 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 20, 2018.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C. A. 260-2-307 or similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3731 Shane Point Place, Nashville, TN 37211.**

Karen Y Johnson Davidson County
Batch# 168749 **DEEDWARR**
11/30/2018 09:05:08 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181130-0116737

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(s) this the 21st day of November, 2018.

Debra Patterson

Debra Patterson

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 **Debra Patterson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2018.

My Commission expires: March 3 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public