Return to:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES: JULY 26, 2021

Karen Y Johnson Davidson County
Batch# 182026 DEEDWARR
01/09/2019 10:04:55 AM 2 pgs
Fees: $13.00 Taxes: $259.00

20190109-0002281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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
Edubina Arce	New Owner	
(NAME) 4702 Trousdale Dr.	(NAME)	93-16-323
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, WE, **ROBERT PATTERSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDUBINA ARCE,** 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 the southerly 33 ft. of the northerly 128.5 ft. of Lot No. 1, the southerly 33ft. of the northerly 128.5 ft. of Lot No. 2, and the southerly 33ft. of the westerly 5ft. of Lot No. 3 on the Map of Weakley and Warren's Resubdivision of Block "D" of Hermitage Addition, as of record in Book 161, page 93, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Fairfield Ave., 128.5 ft. S 9 deg. 30' W from the south margin of Fain St., running thence with the east margin of Fairfield Ave. N 9 deg. 30' E 33 ft. to a point 95.5 feet from the south margin of Fain St., thence S 88 deg. E 133.2 ft., to a stake being 5 ft. east of the line between Lot No.'s 2 and 3, running thence S 3 deg. 30' W parallel to said line between Lot No.'s 2 and 3, 33ft. to a stake, thence N 88 deg. W 136.7 ft. to the point of beginning.

Being the same property conveyed to Robert E. Patterson and wife, Bettie S. Patterson by Substitute Trustee's Deed from Timothy A. Davis, Substitute TrusteeJune 26, 2001 of record in Instrument No. 20010705-0071748, said Register's Office. Bettie S. Patterson died on December 24, 2009 leaving Robert E. Patterson as sole surviving Tenant by the Entirety.

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 improved x property, known as 83 Fairfield Avenue, Nashville,, TN 37210
(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 4 day of January, 2019

R E Patterson

ROBERT 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 Robert Patterson, 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 at Nashville, Tennessee this 4 day of January, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public