THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 186820 DEEDWARR
01/22/2019 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,403.14
20190122-0006218

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Erika Patt and Thomas Patt 3250 Freeman Hollow Road Goodlettsville, TN 37072	Same	01100016700 0110001200

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **ELAINE M. TEWS and ELAINE MENDOZA, as Executrix of the Estate of Heinz Tews,** has this day bargained and sold, and does hereby transfer and convey unto the said **ERIKA N. PATT and THOMAS W. PATT, wife and husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I
A tract of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 1 on a survey by Bruce Rauney & Associates, Surveyors No. 823, dated April 28, 1986, Job No. 83-047, as follows:

BEGINNING at a point in the easterly margin of Freeman Hollow Road, a corner to the property of William E. Ayers; thence with the line of William E. Ayers, South 71 deg. 12 min. 45 sec. East 482.53 feet to an iron pin; thence North 73 deg. 56 min. 26 sec. East 171.90 feet to a point; thence North 43 deg. 39 min. 44 sec. East 140.12 feet to a point; thence North 16 deg. 01 min. 57 sec. East 73.49 feet to a point; thence North 12 deg. 54 min. 59 sec. East 304.22 feet to a point; thence North 08 deg. 51 min. 19 sec. West 304.12 feet to a point; thence North 81 deg. 08 min. 11 sec. East 279.21 feet to a point; thence South 08 deg. 51 min. 49 sec. East 712.60 feet to an iron pin; thence with the line crossing a pond, South 65 deg. 23 min. 16 sec. West 421.69 feet to an iron pin; thence South 84 deg. 22 sec. 52 min. West 306.11 feet to an iron pin; thence North 82 deg. 50 min. 14 sec. West 457.67 feet to an iron pin in the easterly margin of Freeman Hollow Road; thence with said margin of said road for two calls, North 02 deg. 06 min. 49 sec. East 43.97 feet, thence North 02 deg. 58 min. 07 sec. West 104.52 feet to the point of beginning, and containing 7.51 acres, more or less.

Being the same property conveyed to HEINZ TEW AND WIFE, NINA FAYE TEWS, by deed from MICHAEL P. CUNNINGHAM AND WIFE, KELLEY R. CUNNINGHAM, of record in Book 7686, page 860, dated October 25, 1988, said Register's Office. Being further conveyed to HEINZ TEWS, by quitclaim deed from NINA FAYE TEWS, of record in Instrument No. 20070711-0082791, dated July 5, 2007, said Register's Office. Being further conveyed to ELAINE M. TEWS, WITH HEINZ TEWS RETAINING A LIFE ESTATE, by quitclaim deed from HEINZ TEWS, of record in Instrument No. 20070726-0088627, dated July 19, 2007, said Register's Office. The said Heinz Tews having since died on or about August 29, 2018.

Tract II
Land in Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by J. Bruce Rainey, Surveyor, #823, dated August 13, 1993, and known as Job No: 930349 as follows:

BEGINNING at a point in the line of the Michael P. Cunningham property, said point of beginning being 480 feet more or less Southeasterly from the easterly margin of Freeman Hollow Road; thence with the line of the Janelle Martin property of record in Book 6553, page 498, Register's Office for Davidson County, Tennessee; thence North 14 degrees 16 minutes 29 North 22 degrees 09 minutes 20 North 69 degrees 06 minutes 28 line of the Thomas Lee Bennett Register's Office for Davidson South 04 degrees 51 minutes South 08 degrees 46 minutes South 12 degrees 44 minutes South 16 degrees 43 minutes South 50 degrees 22 minutes South 68 degrees 23 minutes seconds East 481.35 feet to an iron pin; thence seconds West 679.39 feet to an iron pin; thence seconds East 421.96 feet to an iron pin in the property of record in Book 7677, page 345, Davidson County, Tennessee; thence with Bennett's line 01 seconds East 458.01 feet to an iron pin; thence 52 seconds East 303.34 feet to an iron pin; thence 05 seconds West 304.79 feet to an iron pin; thence 58 seconds West 35.96 feet to an iron pin; thence 18 seconds West 161.37 feet to an iron pin; thence 58 seconds West 150.47 feet to the point of beginning, containing 7.26 acres, more or less.

Being the same property conveyed to HEINZ TEWS AND WIFE, NINA F. TEWS, by deed from JANELLE W. MARTIN, of record in Book 9076, page 165, dated September 9, 1993, said Register's Office. The said Nina F. Tews having since died on or about September 25, 2009, leaving Heinz Tews the surviving tenant by the entirety. The said Heinz Tews having since died intestate on or about August 18, 2018, leaving Elaine M. Tews his only heir at law. For further reference see Affidavit of record in Instrument No. 20181105-0109577, said Register's Office.

The said Elaine M. Tews, Elaine Mendoza Tews, and Elaine Mendoza are one and the same person.

STATE OF TENNESSEE
COUNTY OF ROBERTSON The actual consideration or value whichever is greater, for this transfer is **$379,225.00**
Subscribed and sworn to before me
this 18th day of January, 2019.
My Commission Expires: 9/29/19

Affiant

Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 18th day of January, 2019.

ELAINE M. TEWS

ELAINE MENDOZA, Executrix of the Estate of Heinz Tews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **ELAINE M. TEWS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ELAINE MENDOZA, Executrix of the Estate of Heinz Tews,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thats he, as Executrix of the Estate of Heinz Tews, executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON