WARRANTY DEED

Karen Johnson Davidson County
Batch# 190661 **DEEDWARR**
02/01/2019 09:34:40 AM 2 pgs
Fees: $13.00 Taxes: $864.69

20190201-0009710

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF Jan, 2019

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Luna	SWBC	
(NAME)	(NAME)	
421 London Ct	9311 San Pedro #100	149020D02400CO
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	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, WE, **Allison Y. Patton, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuel Luna, a married 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 Lot No. 24 as shown on the Plan of Section Four, Piccadilly Subdivision, of record in Plat Book 6900, Page 481, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description thereof.

FOR INFORMATION PURPOSES ONLY: 421 London Court, Antioch, TN 37013

Being the same property conveyed to Allison Y. Patton by virtue of that certain Quit Claim Deed dated March 28, 2018, and being of record at Instrument No. 20180402-0030549 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William Patton, Jr. by virtue of Warranty Deed dated December 10, 2015 at Instrument No. 20151214-0125742 in the amount of $46,500.00 in the said Register's Office.

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 421 London Ct. Antioch, TN 37013
(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.

3761

Witness my hand this 31st day of January, 2019.

Allison Y. Patton, by William Patton, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Before me personally appeared William Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Y. Patton, and who acknowledged that he executed the same as the free act and deed of Allison Y. Patton.

WITNESS my hand and official seal at office this 31st day of January, 2019.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/25/2019

STATE OF Tennessee
COUNTY OF Davidson

William Patton, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Allison Patton (person who didn't come), the principal.

William Patton

WITNESS my hand and official seal at office this 31st day of January, 2019.

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/25/2019

The signature of Allison Patton is signed by her duly appointed Attorney-in-Fact William Patton, pursuant to the Power of Attorney recorded in Instrument # 20190201-0009709, Register's Office for Davidson County, Tennessee.

Allison Patton and Allison Y Patton is one in the same person.