THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190118860

Karen Johnson Davidson County
Batch# 191696 **DEEDWARR**
02/05/2019 09:21:56 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190205-0010763

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01/06/2020

Subscribed and sworn to before me, this 31st day of January, 2019.

Notary Public
My Commission Expires: 1/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Robert Patten and Kathleen Patten 402C North 17th Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083-10-0-453.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne E. Asher n/k/a Suzanne Asher Davis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Robert Patten and Kathleen Patten, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 191 & 192, as shown on the map entitled the Map of McEwen Place, of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Suzanne E. Asher, unmarried by Warranty Deed from Jonathan Jones, married, recorded on the 4th day of June, 2010 in Instrument No. 20100604-0043236, in the Register's Office of Davidson County, Tennessee.

Adam Davis joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCEWEN PLACE, as recorded in Plat Book 332, Page(s) 133.

Fence Easement Encroachment Agreement as set forth in instrument recorded in Instrument No. 20130322-0028512.

Restrictive Covenant for detached Structure as set forth in instrument recorded in Instrument No. 20131003-0104105.

This is improved property located at 402C North 17th Street Nashville TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KR19 402C

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2019.

Suzanne E. Asher n/k/a Suzanne Asher Davis

Adam Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne E. Asher n/k/a Suzanne Asher Davis and Adam Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022