Karen Johnson Davidson County
Batch# 199544 DEEDWARR
02/27/2019 09:12:48 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20190227-0017647

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd W. Patton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric W. Moore, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Plan of Horton Heights Section IV of record in Plat Book 1835, Page 129, 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 Todd W. Patton, an unmarried man by Warranty deed from Douglas A. Brooks, married of record in Instrument No. 20170324-0028824 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 24, 2017. The Grantor is now married; however, the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 828 Russleo Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-NO-19-828

WITNESS THE EXECUTION HEREOF this 21st day of February, 2019.

Todd W. Patton

State of Tennessee)
County of Davidson)

On this 21st day of February, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Todd W. Patton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 405,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Sworn and subscribed before me on this the 21st day of February, 2019.

Notary Public

My Commission Expires: 07/06/20

NEW OWNER:
Eric W. Moore
828 Russleo Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
reid owner

TAX MAP-PARCEL #:
102-08-0-028.00