Karen Johnson Davidson County
Batch# 210589 DEEDWARR
03/28/2019 08:20:40 AM 3 pgs
Fees: $18.00 Taxes: $2,963.70
20190328-0027818

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 22 day of February , A.D., 20 19 , by and between

Michael Patrick a/k/a Michael S. Patrick and Susan Patrick husband and wife

First Parties, and

Christine Quinn Trank, unmarried woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ————One and NO/100————Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit B of 1909 A AND B WARFIELD, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1909 A AND B WARFIELD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043890 and Amended in Instrument No. 20160401-0031125, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL PATRICK AND WIFE, SUSAN PATRICK, BY DEED FROM SYCAMORE VENTURES, A TENNESSEE GENERAL PARTNERSHIP, DATED 03/31/2016 AND RECORDED ON 04/13/2016 IN INSTRUMENT NO. 20160413-0035269, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. PATRICK, MARRIED, BY DEED FROM SYCAMORE VENTURES, A TENNESSEE GENERAL PARTNERSHIP, DATED 04/27/2016 AND RECORDED ON 04/29/2016 IN INSTRUMENT NO. 20160429-0041973, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

OWNER:
Christine Quinn Trank
1909 Warfield Drive
Nashvilee, TN 37215

RESPONSIBLE TAXPAYER:
Christine Quinn Trank
1909 Warfield Drive
Nashville, TN 37215

CLT # 131-03-1R-002.00

MR-BRI-8384210

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Michael Patrick
Michael Patrick a/k/a Michael S. Patrick

x Susan Patrick
Susan Patrick

✓STATE OF TN

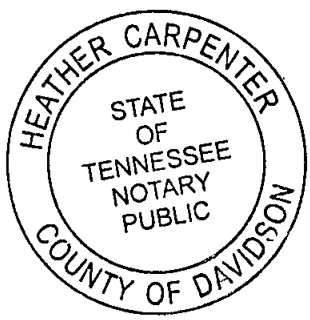
✓COUNTY OF Davidson

Personally appeared before me, Michael Patrick a/k/a Michael S. Patrick and Susan Patrick husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of Febuary, 2019.

✓ Heather Carpenter
Notary Public

My Commission Expires: ✓ Heather Carpenter Commission Expires March 8, 2021



OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 801,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 22 day of March, 2019.

Signature of Notary Public

Notary Seal

J. Anderson
Printed Name of Notary

Commission Expiration

