SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (GT)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Patrick Patterson and J.M. "Pat" Patterson Sr Living Trust dated Feb. 25, 2000 (NAME)	First TN Bank NA (NAME)	091093G00100CO
6367 A Ivy St. (ADDRESS)	165 Madison Ave. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Donald P. Patterson, as to a 27.9% undivided interest, and First Tennessee Bank National Association and Barbara W. Patterson, as Co-Trustees of the J. M. "Pat" Patterson, Sr. Living Trust dated February 25, 2000, as amended and restated September 7, 2005 and further amended May 24, 2006, as to a 72.1% undivided interest, as tenants in common, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. A, on the plan of 6367 IVY STREET A PLANNED UNIT DEVELOPMENT (WITH PRIVATE ELEMENTS), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180709-0065964, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to DeFatta Custom Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 06/21/2018, from Edward B. Dunning and Margaret S. Dunning, of record in Instrument 20180621-0060144, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 210601 DEEDWARRSP
03/28/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20190328-0027842

This Conveyance is subject to the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Instrument 20010112-0004065, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument 20180709-0065964, together with all amendments thereto.

unimproved ☐

This is improved ☒ 6367 - A Ivy Street, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 21st day of March, 2019.

DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company

By: _____

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph Defatta with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Chief Manager the within named bargainor, DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said LLC, as such Chief Manager.

Witness my hand and Official seal this 21st day of March, 2019.

_____
Notary Public:
My Commission Expires: 4-13-19

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

