31970-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 235572 DEEDWARR
05/29/2019 08:49:27 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20190529-0050452

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2019.

Notary Public

My commission expires: 9/1/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John P. Seckman	**"New Owner"**	**132-11-0-080.00**
3901 Valley Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

R. Thomas Patten, a married man and Susan Patten Markel (f/k/a Susan Patten Fuqua), a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John P. Seckman, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 103 on the Plan of Section III, Revised Southmeade, of record in Book 2900, page 92, as corrected by Surveyor's Certificate of Correction, of record in Book 3182, page 569, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Paul P. Patten and wife, Wand H. Patten, by Deed dated March 25, 194 from William P. Rankin and wife, Nina Marie Rankin, of record in Book 3705, page 269, Register's Office for Davidson County, Tennessee. The said Wanda H. Patten died July 26, 2018. The said Paul P. Patten died February 22, 21019. Pursuant to The Last Will and Testament filed in Probate Case No. 19P496, on March 15, 2019, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property is devised to Susan Patten Markel (f/k/a Susan Patten Fuqua) and R. Thomas Patten.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 2900, Page 92, as corrected by Surveyors Certificate of Correction of record in Book 3182, page 569 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

The property conveyed herein is not the place of residence of Grantor(s).

This is improved property, known as **4400 Prescott Road, Nashville, TN 37204**

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 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.

Witness my/our hand(s) this 17th day of **May, 2019.**

R Thomas Patten Executor

R. Thomas Patten, Executor of the Paul P. Patten Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **R. Thomas Patten, Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the **Executor** of **R. Thomas Patten**, the within named bargainor, a Tennessee limited liability company, and that s/he, 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 **R. Thomas Patten** as **Executor.**

Witness my hand, at office at Nashville, Tennessee, this **17th** day of **May, 2019.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my/our hand(s) this **17th** day of **May, 2019.**

R Thomas Patten

R. Thomas Patten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **R. Thomas Patten,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **May, 2019.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my/our hand(s) this 28TH day of **May, 2019.**

Susan Patten Markel

Susan Patten Markel (f/k/a Susan Patten Fuqua)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Susan Patten Markel (f/k/a Susan Patten Fuqua),** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of **May, 2019.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY