This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3570PS**

Karen Johnson Davidson County
Batch# 251470 DEEDWARR
07/02/2019 10:26:13 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20190702-0064413

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Melanie Patterson Blank,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Brian W. Voecks and Mercedes D. Voecks, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Brook Meade, Section IV, as of record in Book 2133, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 120 feet on the westerly side of Bresslyn Road and extends back between lines 344 feet on the northerly line and 285 feet on the southerly line to a dead line in the rear on which it measures 169 feet.

Being the same property conveyed to Bill B. Patterson and wife, Barbara J. Patterson by Warranty Deed from John Fox and wife, Eddie G. Fox, dated 11/15/1965 and filed for record in Book 3964, page 135, Register's Office for Davidson County, Tennessee. Bill B. Patterson conveyed his interest to Barbara J. Patterson via Quitclaim Deed dated 10/08/1992 and filed for record in Book 8765, page 631, said Register's Office. Barbara J. Patterson has since died. The Last Will and Testament of Barbara J. Patterson is filed in the Probate Court for Davidson County, Tennessee, under Case No. 18P-25. Further being the same property conveyed to Melanie Patterson Blank by Executor's Deed from Melanie Patterson Blank, Executor of the Estate of Barbara J. Patterson, dated 03/30/2018 and filed for record on 04/06/2018 in Instrument Number 20180406-0032625, Register's Office for Davidson County, Tennessee.

This is improved property also known as 715 Bresslyn Drive, Nashville, Tennessee, 37205.

Map and Parcel: 11508002100

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 28 day of June, 2019.

Melanie Patterson Blank

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Patterson Blank, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of ~~June~~, 2019.

NOTARY PUBLIC

(SEAL)



My Commission Expires:
12/19/20

STATE OF TENNESSEE
COUNTY OF Williamson

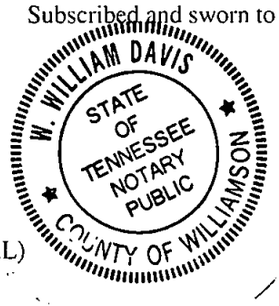
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$505,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28 day of June, 2019.

Affiant

NOTARY PUBLIC

(SEAL)



My commission expires:
12/19/20

Grantee(s) Name, Address:	Send Tax Statement To:
Brian W. Voecks and Mercedes D. Voecks	Reliance First Capital
715 Bresslyn Drive	201 Old Country Rd # 205
Nashville, TN 37205	Melville, NY 11747