WARRANTY DEED

Karen Johnson Davidson County
Batch# 251887 DEEDWARR
07/02/2019 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190702-0064597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew C. Higdon, unmarried man	Hancock Whitney Bank	Map: 08407004400
(NAME) 2753 Windemere Dr.	(NAME) 2510 14th St., Ste 620	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Gulfport, MS 39502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIC ALEXANDER, TRUSTEE OF THE BETTY J. PATTON TESTAMENTARY FAMILY TRUST,

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

MATTHEW C. HIGDON, UNMARRIED 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. 106, on the Plan of Sunny Acres, Section Three, of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 4734, Page 825, Register's Office for said County as follows:

Said Lot No. 106 fronts 115 feet on the southerly side of Windemere Drive and runs back between lines 403.8 feet on the westerly side and 430.5 feet on the easterly line which is a broken line, to a line in the rear on which it measures 39.41 feet thereon.

Being the same property conveyed to Maxie O. Patton and wife, Betty J. Patton, by deed from Mary Frances Combs, an unmarried woman, of record in Book 5067, Page 39, dated September 9, 1976, Register's Office for said County. The said Maxie O. Patton died August 5, 2006, and title vested in Betty J. Patton as surviving tenant by the entirety. The said Betty J. Patton died testate on September 19, 2018. The Grantor herein executes this instrument as Trustee of the Betty J. Patton Testamentary Family Trust pursuant to the authority granted by the Will of the Decedent of record in Probate Court of Davidson County, Tennessee, File No. 18P1876.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 92, said Register's Office.

Easement to US Sprint Communications Co. of record in Instrument 20140114-0003778, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2811, Page 171, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2753 Windemere Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 28th day of June, 2019.

Betty J. Patton Testamentary Family Trust

BY: Vic Alexander, Trustee
Vic Alexander, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vic Alexander, Trustee of The Betty J. Patton Testamentary Family Trust, 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 Trustee, of The Betty J. Patton Testamentary Family Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Vic Alexander, as Trustee.

Witness my hand and official seal this 28th day of June, 2019.

My commission expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

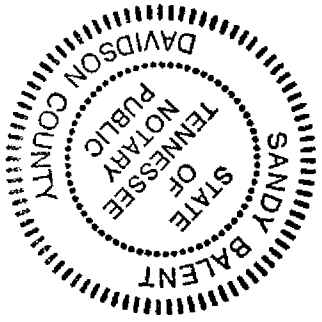
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).