Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of August, 2019.

Notary Public
My Commission Expires: ~~04/06/21~~ 7-5-2021

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 277762 DEEDWARR
08/29/2019 03:35:38 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20190829-0087447

19-0274

Address of New Owner:	Send Tax Bills to:	Tax Information:
Wayne Edelstein	new owner	
31611 Via Conejo, #140		082-07-0-455.00
Trabuco, CA 92679		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William M. Patterson,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Wayne Edelstein, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Miller's Addition to Edgefield, Now East Nashville of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 34 fronts 50 feet on the Easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William M. Patterson, an unmarried man by Warranty deed from Linzie Treadway, married of record in Instrument No. 20160912-0095545 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on September 12, 2016. (Value of consideration shown in aforementioned deed $250,000.00.) Being also known as 807 North Fifth Street Nashville, Tennessee 37207.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **807 North Fifth Street, Nashville, TN 37207.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES19-0807

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 23rd day of August, 2019.

William M. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **William M. Patterson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2019.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/21

