Karen Johnson Davidson County
Batch# 306409 DEEDWARR
10/25/2019 12:10:19 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20191025-0109679

WARRANTY DEED

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Lindsey Osborne	F & M Bank	
(NAME) 520 Starliner Dr.	(NAME) P.O. Box 451	090 16 0 131.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHAEL RAY PATTERSON AND SAMANTHA MOORE PATTERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA LINDSEY OSBORNE, SINGLE WOMAN**, 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. 1006, on the Plan of CHARLOTTE PARK, SECTION 13, as shown on plat of record in Plat Book 2900, Page 142 and 143, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Ray Patterson and Samantha Moore Patterson, husband and wife, by Warranty Deed from Marsha Cole, unmarried and Brandy Cole, unmarried, of record in Instrument No. 20181031-0107737, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018, and recorded on October 31, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 520 Starliner Dr., Nashville, TN 37209
(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-TCLA-520

Witness my hand this 18 day of October, 2019

MICHAEL RAY PATTERSON

Samantha Moore Patterson by Michael Ray Patterson Attorney in Fact

SAMANTHA MOORE PATTERSON, BY: MICHAEL RAY 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 Michael Ray Patterson, the bargainor, 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 this 18 day of October, 2019.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of October, 2019, before me personally appeared Michael Ray Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf Samantha Moore Patterson and acknowledged that he executed the same as the free act and deed of Samantha Moore Patterson.

Witness my hand and official seal this 18 day of October, 2019.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Notary Public