NEW OWNER:
Linda McKenzie
P.O. Box 2754
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-1728

Map & Parcel
096110114.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 333064 DEEDWARR
12/23/2019 09:08:31 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20191223-0131908

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID SCOTT PATTERSON, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MIKE LAMB and LINDA MCKENZIE,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 598, on the map of Cloverhill, Section No. VIII, as shown on the plat of the same of record in Plat Book 2331, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 598 fronts 138 feet on the easterly side of Gailwood Lane and runs back between lines, 249.9 feet on the northerly line and 245.5 feet on the southerly line, to a dead line in the rear on which it measures 138 feet.

Being the same property conveyed to Sam D. Patterson and wife, Faye M. Patterson by Warranty Deed from Clifford J. Meeks and wife, Dorothy Janette Meeks, dated September 11, 1958, and of record in Book 2804, Page 596, in the Register's Office for Davidson County, Tennessee. Sam D. Patterson and Faye M. Patterson remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Sam D. Patterson on August 26, 1998; therefore, Faye M. Patterson was the surviving tenant by the entirety to the property herein. Faye M. Patterson is now deceased, having died a widow and intestate on January 31, 2019. The only heir-at-law of Faye M. Patterson

was her son, David Scott Patterson; therefore, David Scott Patterson is the vested owner of the property herein through intestate succession. For further reference to title, see Affidavit of Heirship recorded contemporaneously herewith, in the Register's Office for Davidson County, Tennessee. # 20191223-0131907

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 627 GAILWOOD LANE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Pages 10 and 11, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 13th day of December, 2019.

David Scott Patterson

DAVID SCOTT PATTERSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID SCOTT PATTERSON** , 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 office this 13th day of December, 2019.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

AFFIANT

Sworn to and subscribed to before me this 13th day of December, 2019.

NOTARY PUBLIC

My commission expires: 