Karen Johnson Davidson County
Batch# 359074 DEEDWARR
02/18/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $479.15
20200218-0017655

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0026

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of February, 2020

Notary Public

Commission Expires: _____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tony Patton 3321 Olsen Lane Nashville, TN 37218	same as new owner	080-03-0-052.00

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, I/WE,

Joyce Wright, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony L. Patton

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. 495 on the Plan of Section Eight Bordeaux Hills as of record in Plat Book 4175, Page 113, of the Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Said Lot No. 495 fronts 55.0 feet on the Southwesterly side of Olsen Land and extends back 125.8 feet on the Northwesterly line and 127.54 feet on the Southeasterly line, to a dead line in the rear, measuring 55.07 feet thereon.

Being the same property conveyed to Joyce Wright, married by Warranty deed from Peggy D. Mathes, Administrator of the Estate of James A. Taylor of record in Instrument No. 20020227-0025211, Register's Office for Davidson County, Tennessee, dated February 15, 2002 and recorded on February 27, 2002.

Said property was investment property and was never the primary residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3321 Olsen Lane, Nashville, TN 37218

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of February, 2020.

Joyce Wright By Mindy Wright COR

Joyce Wright by Mindy Wright, Conservator

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mindy Wright** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Joyce Wright** and acknowledged that she, as said Conservator executed the same as their free act and deed by virtue of an instrument of record in Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at ~~Mt. Juliet~~ Brentwood, Tennessee this 12th day of February, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Seal)

Clint Brumit
Notary Public
My Commission Expires: 11/19/2023

WARRANTY DEED

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021