(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 403318 **DEEDWARR**
05/20/2020 11:36:31 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200520-0052389

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

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
6114 Penn, LLC	NEW OWNER	
(NAME)	(NAME)	
4301 Hillsboro Pk. Ste 300		091 02 0 124.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **LINDA MARIE WOODS FKA LINDA MARIE PATTON**, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6114 PENN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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. 15, Block 15, on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Patton, by Warranty Deed from Gregory W. Williams, unmarried, and Vicki A. Cooper, unmarried of record in Instrument No. 20041222-0152399, in the Register's Office of Davidson County, Tennessee, dated December 7, 2004 and recorded on December 22, 2004. Also see Affidavit of Scrivener's Error of record in Instrument No. 20090806-0073689, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert E. Patton and Herta B. Patton, Trustees, or their successors, of the Patton Family Trust, Under Trust Dated June 7, 2012, by Warranty Deed from Robert E. Patton, of record in Instrument No. 20120723-0064176, in the Register's Office of Davidson County, Tennessee, dated June 07, 2012 and recorded on July 23, 2012.

Being the same property conveyed to Linda Marie Patton, by Quitclaim Deed from Robert E. Patton and Herta B. Patton, Trustees, or their successors, of the Patton Family Trust, dated June 7, 2012, of record in Instrument No. 20150407-0030211, in the Register's Office of Davidson County, Tennessee, dated April 03, 2015 and recorded on April 07, 2015.

Being the same property conveyed to Linda Marie Patton, by Quitclaim Deed from Jeff Woods, of record in Instrument No. 20200520-0052388 **, in the Register's Office of Davidson County, Tennessee. Linda Marie Patton has since married and is now known as Linda Marie Woods**

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 6114 Pennsylvania Ave., 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.

Witness my hand this 19 day of May, 2020

LINDA MARIE WOODS

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 Linda Marie Woods, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 19 day of May, 2020.

Commission expires:



Notary Public