Karen Johnson Davidson County
Batch# 454675 DEEDWARR
08/12/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $687.09
20200812-0089609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-071528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Wyman Graves	New Owner	
(NAME)	(NAME)	
1317 Quail Valley Road		108-12-0A-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($185,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRADLEY D. PATTERSON, AND LORI PATTERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WYMAN GRAVES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 2, Lot No. 52 on the Plan of Condominium Site Plan Phase Seven, Lots 29-52 and 80 Section Four, Phase Seven Quail Valley of record In Plat Book 5200, Page(s) 522 and 523, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald R. Harbach, unmarried by Warranty deed from Title Escrow, Inc, Profit Sharing Plan of record in Book 9749, Page 90, Register's Office for Davidson County, Tennessee, dated August 01, 1995 and recorded on August 02, 1995.

Being the same property conveyed to Laura Perry and Jon Perry, wife and husband by Quit Claim deed from Ronald R. Harbach, unmarried of record in Instrument No. 20190128-0008041 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 28, 2019.

Being the same property conveyed to Bradley D. Patterson and Lori Patterson, husband and wife by Warranty deed from Jonathan R. Perry and Laura D. Perry of record in Instrument No. 20190617-0057876 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1317 Quail Valley Road, Nashville, TN 37214
(House No.) (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~~/our hand(s) ~~this~~ the 10th day of August, 2020

Bradley D. Patterson

Lori Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of August, 2020, before me personally appeared Bradley D. Patterson and Lori Patterson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of August, 2020.

Notary Public

My Commission Expires: 2/11/2024

(SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

