(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 462714 DEEDWARR
08/24/2020 11:36:25 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20200824-0095328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0594

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy R. Costanzo, a single man	First National Bank of middle TN	Map: 09610018800
(NAME) 2929 Emery Dr.	(NAME) 200 E Main Street	
(ADDRESS) Nashville, TN 37214	(ADDRESS) McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($259,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL SCOTT PATTON AND VALERIE C. PATTON, TRUSTEES OF THE PATTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 28, 2018,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY R. COSTANZO, A SINGLE MAN,

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:

Being Lot Number 361, on the Plan of Cloverhill Subdivision, Section Number 5, of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Scott Patton and Valerie C. Patton, Trustees, Patton Family Revocable Living Trust Agreement dated February 28, 2018, by Quitclaim Deed from Michael Scott Patton and wife, Valerie Patton, of record in Instrument No. 20180306-0020964, dated February 28, 2018, Register's Office for said County. See also prior deed of record in Instrument No. 20030826-0123895, dated August 21, 2003, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 88, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262, amended in Book 2273, Page 88, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2929 Emery Dr., 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 our hands this 21st day of August, 2020.

Patton Family Revocable Living Trust Agreement dated February 28, 2018

BY: Michael Scott Patton
Michael Scott Patton
Trustee

BY: Valerie C. Patton
Valerie C. Patton
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Scott Patton and Valerie C. Patton, Trustees of the Patton Family Revocable Living Trust Agreement dated February 28, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be theTrustees, of the Patton Family Revocable Living Trust Agreement dated February 28, 2018, and that they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Michael Scott Patton and Valerie C. Patton, as Trustees.

Witness my hand and official seal this 21st day of August, 2020.

My commission expires: 5.2.22

Notary Public

