WARRANTY DEED

Karen Johnson Davidson County
Batch# 472743 DEEDWARR
09/09/2020 03:20:48 PM 2 pgs
Fees: $13.00 Taxes: $2,053.13

20200909-0102833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

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
Justin Andrew Kirby and Brittany Nicole Kirby	Fairway Independent Mtg.	
(NAME) 4700 A Indiana Ave.	(NAME) P. O. Box 117298	091 11 0 421.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Carrollton TX 75011	
(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, WE, **TRISTAN A. PATTERSON, UNMARRIED AND ROBERT L. PATTERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN ANDREW KIRBY AND BRITTANY NICOLE KIRBY, HUSBAND AND WIFE,** 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. 601 of BLOCK 102, on the Plan No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 601 fronts 25 feet on the Northerly side of Indiana Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed Tristan A. Patterson, a single person, and Robert L. Patterson, a single person, by Warranty Deed from Regal Homes Co., of record in Instrument No. 20160606-0057004, in the Register's Office of Davidson County, Tennessee, dated June 06, 2016, and recorded on June 06, 2016.

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.

unimproved _
This is improved x property, known as 4700 A Indiana 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 3rd day of September, 2020

TRISTAN A. PATTERSON

ROBERT L. PATTERSON

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tristan A. Patterson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2020.

Commission expires: 11/18/2023

Notary Public

RYAN RUBE
Notary Public - California
Los Angeles County
Commission # 2312939
My Comm. Expires Nov 18, 2023

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Patterson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2020.

Commission expires: 11/18/2023

Notary Public

RYAN RUBE
Notary Public - California
Los Angeles County
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My Comm. Expires Nov 18, 2023

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