Karen Johnson Davidson County
Batch# 541225 DEEDWARR
12/23/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201223-0152742

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3688

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2020

Notary Public

Commission Expires

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Beggs 111 Chapel Avenue Nashville, TN 37206	Summit Funding 2241 Harvard St. Ste 200 Sacramento, CA 95815	083-06-0-265.00

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,

Marian W. Patton, an unmarried woman

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

Brandon Beggs, 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:

Land in Davidson County, Tennessee, being the Southerly 45 feet of Lot 32 and the Northerly 10 feet of Lot 33 on the Plan of Olivia W. Sharpe's Addition to Nashville of record in Plat Book 332, Page 17(Book 332, Page 33, said Register's office having been incorrectly referenced in prior deeds), 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 Marian W. Patton by Warranty deed from Gerald E. Willard and wife, Louise W. Willard of record in Book 8088, page 250, Register's Office for Davidson County, Tennessee, dated April 10, 1990 and recorded on April 13, 1990.

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: 111 Chapel Avenue, Nashville, TN 37206

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 used, 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 18th day of December, 2020.

Marian W. Patton by Clarence Patton her Attorney-in-Fact

Marian W. Patton by Clarence Patton, her Attorney-In-Fact

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned notary public, **Clarence Patton,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Marian W. Patton** and acknowledged that they executed the same as the free act and deed of the said **Marian W. Patton,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202012230152741, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brooklyn (city), New York (state) this 18th day of December, 2020.

Notary Public
My Commission Expires: 10/30/2021

(Notary Seal)

NICOLE E. REID
Notary Public, State of New York
Reg. No. 01RE6366540
Qualified in Kings County
Commission Expires Oct. 30, 2021

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

