THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131769** Karen Johnson Davidson County Batch# 578787 **DEEDWARR** 02/25/2021 11:51:51 AM 2 pgs Fees: $13.00 Taxes: $4,588.00 20210225-0023909	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$1,250,000.00~~ $1,240,000.00 dc Affiant Subscribed and sworn to before me, this 11th day of February, 2021. Notary Public My Commission Expires: 3/8/21

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

WARRANTY DEED

Address New Owner: Daniel C. Patten and Emily C. Patten 1716 Stokes Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne Gibson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel C Patten and Emily Carter Patten, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, Block "A", as shown on the map entitled Walter Stokes Homeplace, of record in Plat Book 974, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WAYNE GIBSON, by deed from W. MARK SCHAFER AND WIFE, HEATHER V. SCHAEFER, of record in Instrument No. 20060327-0034589, dated March 17, 2006, said Register's Office.

Marie Gibson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-07-0-058.00.

Matters shown on the Plan of record in Plat Book 974, page 92, said Register's Office.

This is improved property located at 1716 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TYRES-20-1716

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2021.

Wayne Gibson

Marie Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne Gibson and Marie Gibson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2021.

Notary Public

My Commission Expires: _____



