BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 667204 DEEDWARR
06/29/2021 10:34:22 AM 2 pgs
Fees: $13.00 Taxes: $599.40

20210629-0087910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Tony L. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF Dawn, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-5-2022

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
Tony L. Patton	New Owner	
(NAME)	(NAME)	
4712 Crystal Brook Dr.		162 09 0A 062.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **HAROLD L. MAYNARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONY L. PATTON, MARRIED,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 62, Building A, on the plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office for said County.

Being the same property conveyed to Harold L. Maynard and wife, Lucretia A. Maynard by Warranty Deed from Melody L. Dalton, Now known as Melody L Dalton Collamer and husband Kirk A. Collamer of Record in Book 6282, Page 131 in the Register's Office of Davidson County, Tennessee, dated April 27, 1984 and Recorded on May 01, 1984. Lucretia A. Maynard died on May 28, 2015 leaving Harold L. Maynard as sole surviving Tenant by the Entirety.

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 5510 Country Drive #62, Nashville, TN 37211
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this 25th day of June, 2021

HAROLD L. MAYNARD

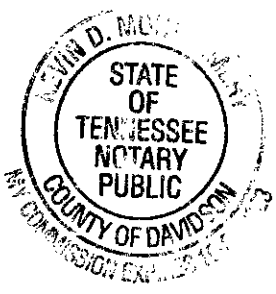
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 25th day of June, 2021.

Commission expires:



Notary Public