WARRANTY DEED

Karen Johnson Davidson County
Batch# 700516 DEEDWARR
08/18/2021 03:10:57 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210818-0112014

O-P-21-821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan B. Minchew	**NEW OWNER**	
(NAME)	(NAME)	
1163 Cross Creek Drive		**082-07-0-525.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA BURGESS PATTON, AN UNMARRIED WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN B. MINCHEW, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of The Nashville Housing Authority Subdivision Number One as of record in Book 3700, Page 42, Register's Office for said County.

Said Lot No. 38 fronts 57.5 feet on the Easterly margin of Joseph Avenue and runs back between parallel lines measuring 135.7 feet on each line to a dead line in the rear measuring 57.5 feet thereon.

Being the same property conveyed to Richard Manson, Trustee by Quitclaim Deed from Ruth C. Carey, unmarried of record in Instrument No. 20000818-0081973, Register's Office for Davidson County, Tennessee, dated August 14, 2000 and recorded on August 18, 2000 and within the same deed the said Richard Manson, Trustee conveyed his interest in the subject property to David N. Patton III. The said David N. Patton III having since died on April 6, 2020, and pursuant to his Last Will and Testament having been admitted to probate in the Seventh Circuit Court, Davidson County, Probate Division, subject property is vested in Laura Burgress Patton by Order establishing Muniment of Title, Case No. 21P-1218.

The said David N. Patton III appears to have died on or about April 6, 2020, leaving a Probate at Docket No. 21P1218, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23 amended in Book 3994, Page 934, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **821 Joseph Avenue, Nashville, Tennessee 37207-5947**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16 DAY OF AUGUST, 2021.

Laura Burgess Patton
Laura Burgess Patton

STATE OF GEORGIA
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA BURGESS PATTON, the within named 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 the 16th of August, 2021.

Notary Public Vanicia J Adams
My Commission Expires: 04/24/2025
(SEAL)

VANICIA J ADAMS
NOTARY PUBLIC
Coweta County
State of Georgia
My Comm. Expires April 24, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212