(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 750602 DEEDWARR
11/08/2021 10:02:39 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20211108-0148722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-29-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4300 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faith Allison Henley	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	
(NAME)	(NAME)	
5510 Country Drive, Unit 62	3503 Paesanos Pkwy.	162 09 0A 062.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78231	
(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, **TONY L. PATTON, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAITH ALLISON HENLEY, A SINGLE WOMAN** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 62, on the Horizontal Property Regime for Hickory Valley Condominiums Phase 2, as shown on the Plat of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

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. The said Lucretia A. Maynard died on May 28, 2015 leaving Harold L. Maynard as sole surviving Tenant by the Entirety.

Being the same property conveyed to Tony L. Patton, Married, by Warranty Deed from Harold L. Maynard, Unmarried, of record in Instrument No. 20210629-0087910, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021 and recorded on June 29, 2021.

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.

This was not the marital residence of the Grantor herein named.

unimproved _
This is improved x property, known as 5510 Country Drive, Unit 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.

Witness my hand this 4th day of November, 2021

TONY L. PATTON

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 Tony L. Patton, 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 4th day of November, 2021.

Commission expires:

Notary Public

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin TN 37064