WARRANTY DEED

Karen Johnson Davidson County
Batch# 893808 DEEDWARR
07/26/2022 10:37:08 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20220726-0085167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JULY, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2741LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Braxton Patton	New Owner	
977 Davidson Drive		
Nashville, TN 37205		115 02 0 021.00

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, WE, **ELIZABETH ANNE LORANCE, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAXTON PATTON, 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 the 8th Civil District of Davidson County, Tennessee, described according to a survey made April 16, 1991 by John Kohl, Surveyor as follows:

Beginning at a point in the Westerly margin of Davidson Drive, said point being 400.8 feet North of the Northeast corner of Lot No. 8 on the Plan of Glennwood, as of record in Book 2854, Page 17; Register's Office for said County, being the Northeast corner of a parcel of land conveyed to Mary Love Matthews by deed from H.L. Crowder and wife, of record in Book 3029, Page 39, said Register's Office; thence with the North line of the Matthews land Westerly 135 feet to a point in the center of a creek; thence with the center of said creek North 4 degrees West 101.55 feet and North 17 degrees 38 minutes West 20 feet to a point in the Southwest corner of a parcel of land conveyed to H.L. Kelly, III and wife, Arlene Rains Kelly by deed from H.L. Crowder and wife, of record in Book 3177, Page 545, said Register's Office; thence with the South line of same, Easterly 151 feet to the Westerly margin of Davidson Drive, thence with the Westerly margin of said Drive, South 1 degree 40 minutes West 120 feet to the beginning.

Being the same property conveyed to Elizabeth Anne Lorance, an unmarried woman, by Warranty Deed from Charles Graves and Elizabeth Graves, husband and wife, of record in Instrument No. 20130703-0069301, in the Registers Office of Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. No coverage is provided as to the amount of acreage or square footage of the land. Easement for the flow of the waters of Davidson Branch, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Davidson Branch, free from diminution or pollution.

This is improved property known as 977 Davidson Drive, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 25th day of July, 2022.

Elizabeth Anne Lorance

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ELIZABETH ANNE LORANCE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of July, 2022.

Notary Public

My Commission Expires: 5-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024