BOOK 10980 PG 576 Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$101,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF JUNE, 1998.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-13-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Michael Patterson	**Countrywide Home Loans, Inc.**	**74-4-43**
(NAME)	(NAME)	
905 Haven Crest	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Pasadena, CA 91109**
(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, **Near Side Profit Sharing Plan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Michael Patterson and wife Melinda D. Patterson**, 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 Davidson County, Tennessee, being Lot No. 16 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Near Side Profit Sharing Plan by deed of record in Book 10882, Page 250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **905 Haven Crest, Hermitage, TN 37076**
(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.

2082 06/17 0101 03CHECK 38

98 JUN 17 PM 1:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

045174 3

Witness **our hands** this **16th day of June, 1998**.

Near Side Profit Sharing Plan

By: John M Vinson Trustee

Attest: _____

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John M. Vinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, of the Nearside Profit Sharing, a corporation, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Trustee.

Witness my hand official seal at Antioch, Tennessee, this 16th day of June, 1998.

Commission expires: _____

Angela M Lake
notary public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10990 PG 578

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
101000.00
CON TX 373.70
PRFEE 1.00
WDEED 8.00
TOTAL 382.70
CHECK 382.70

06/17/98 01 13:09 0001 2082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451743
IDENTIF. # REFERENCE

98 JUN 17 PM 1:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1307935