#6340
Box 13

Davidson County DEEDWARR
Recvd: 09/19/03 08:38 2pgs
Fees:13.00 Taxes:419.95
20030919-0138688

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Marianne Gould
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Oreilly (Schmit)	Prime Mortgage USA, Inc.	~~Map 074-04-0~~
(NAME) 905 Haven Crest	(NAME) 1811 North Meridian	~~Parcel 43.00~~
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Indianapolis, IN 46202	74-4-43
(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,
Sean Michael Patterson and Wife, Melinda D Patterson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Emily Oreilly (Schmit), 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:

Being Lot No. 16 on the Plan of Hermitage Hills, Section 12, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sean Michael Patterson and Wife, Melinda D Patterson by deed from Near Side Profit Sharing Plan of record in Deed Book 10980, page 576, Register's Office for said County.

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

Witness my/our hand(s) this.

Sean Michael Patterson by Melinda D. Patterson attorney in fact
Sean Michael Patterson

Melinda D Patterson
Melinda D Patterson

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Melinda D Patterson the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of August, 2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Wilson

On this the 14th day of August, 2003, before me personally appeared Melinda D Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sean Michael Patterson, and who acknowledged that he executed the same as the free act and deed of the said Sean Michael Patterson by virtue of that Power of Attorney, duly executed by the said Sean Michael Patterson and appearing of record in Instrument Number * , of Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 14th day of August, 2003.

My Commission Expires: 1-23-06

Notary Public

* 20030827012464 1

File Number23071074
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WILSON COUNTY TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE