Davidson County DEEDWARR
Recvd: 11/29/04 13:58 2 pgs
Fees:13.00 Taxes:586.45
20041129-0141543

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$158,500.00**.

Ernest Patton
*Affiant*

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE NOVEMBER 23, 2004.

Louise N. Turpin
*Notary Public*

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ernest Patton | Michigan FidelityAcceptancy Corp. | Map 75-4-70 |
| 601 Atlanta Drive | 25800 Northwestern Highway #875 | |
| Hermitage, Tennessee 37076 | Southfield, Michigan 48075 | |
| (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, **DANIEL S. CRIST, AND WIFE, WENDY L. CRIST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST PATTON, AND WIFE, SONYA PATTON** , 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. 303 on the Plan of Tulip Grove, Section Five, as of record in Book 4175, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel S. Crist and wife, Wendy L. Crist by deed of record from Nash. Korean United Methodist Church dated November 11, 1995 and recorded November 14, 1995 of record in Book 9859, Page 619, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 4175, Page 71, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 601 Atlanta Drive, 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 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 November 23, 2004.

**Daniel S. Crist**

**Wendy L. Crist**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Daniel S. Crist, and wife, Wendy L. Crist, the bargainor(s), with whom I am personally acquainted or proved to me 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 office, this November 23, 2004

Commission expires: 3/11/06

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Notary Public