File No. 291100377

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090087653 DEEDWARR
Recvd: 12/30/09 14:33 2 pgs
Fees:13.00 Taxes:445.85
20091230-0118579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Lynn Patterson	New Owner	05905016000
(NAME)	(NAME)	
4194 Bob White Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jason Wilkerson and Scott Williams**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Stacey Lynn Patterson, unmarried**, hereinafter called the grantee(s), Her 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. 176 on the Plan of Buena Vista Estates, Section 5, as of record in Plat Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JASON WILKERSON AND SCOTT WILLIAMS by deed from EARNEST JACKSON, JR. AND WIFE, STEPHANIE W. JACKSON of record in Instrument No. 20090803-0072345 on 07/20/2009 and filed for record on 08/03/2009, Register's Office for DAVIDSON County, Tennessee.

The above-described tract or parcel of loan is not now, nor has it ever been, the primary residence of Jason Wilkerson or Scott Williams.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are not due and payable; (2) All matters as set forth per Plat Book 4460, Page 22, said Register's Office; (3) Restrictions of record in Book 4512, Page 694, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4194 Bob White Drive, Nashville, TN 37218
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 23rd day of December, 2009.

Jason Wilkerson by Kelly Gupton as Attorney in Fact

Jason Wilkerson, by Kelly Gupton as Attorney in Fact by virtue of Power of Attorney of record as Instrument No. 20091230-0118577, Register's office of Davidson County, Tennessee.

Scott Williams by Kelly Gupton as Attorney in Fact

Scott Williams, by Kelly Gupton as Attorney in Fact by virtue of Power of Attorney of record as Instrument No. 20091230-0118578, Register's office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me personally appeared Kelly Gupton, 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 Jason Wilkerson, and who acknowledged that he executed the same as the free act and deed of the said Jason Wilkerson by virtue of that Power of Attorney, duly executed by the said Jason Wilkerson and appearing of record as Instrument No. 20091230-0118577, of Register's Office of Davidson County, Tennessee.

Witness my hand at office this 23rd day of December, 2009.

Commission expires: 1/11/11

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Huntsman
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me personally appeared Kelly Gupton, 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 Scott Williams, and who acknowledged that he executed the same as the free act and deed of the said Scott Williams by virtue of that Power of Attorney, duly executed by the said Jason Wilkerson and appearing of record as Instrument No. 20091230-0118578, of Register's Office of Davidson County, Tennessee.

Witness my hand at office this 23rd day of December, 2009.

Commission expires: 1/11/11

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Huntsman
Notary Public

File Number: 291100377

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

~~2180~~