WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120094855 DEEDWARR
Recvd: 12/12/12 09:09 2 pgs
Fees:13.00 Taxes:443.99

20121212-0114334

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/14/15

(AFFIX SEAL)

STACY N. RING NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Wayne Shannon	New Owner	150140A04100CO
(NAME)	(NAME)	
313 Preakness Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Sean Michael Patterson and Wife, Katie Patterson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary Wayne Shannon and Emily Shannon, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 41, on the plan of Calumet, Phase Two, of record in Plat Book 7900, Page 367, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sean Michael Patterson, a single person by Deed from Federal Home Loan Mortgage Corporation, dated 12/29/2010 and filed for record on 02/07/2011 in Instrument 201102070010386, Register's Office for Davidson County, Tennessee.

Katie Patterson joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Plat Book 6900, Page 649, Plat Book 7900, Page 367, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7566, Page 664, as amended of record in Book 8602, Page 716, said Register's Office.
By-Laws of record in Book 11356, Page 224, said Register's Office.
Charter of record in Book 7572, Page 594, Book 7682, Page 564, Book 11356, Page 218, 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 ☐

File No.: 01288-11824
SMG TN Warranty Deed

This is improved ☑ property, known as 313 Preakness Drive, Antioch, TN 37013
(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), their heirs and/or 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), their heirs and/or 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 this 7th day of December, 2012.

Sean Michael Patterson

Katie 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 name Sean Michael Patterson and Katie Patterson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of December, 2012.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122