BILL GARRETT, Davidson County
Trans:T20140092825 DEEDWARR
Recvd: 12/11/14 13:41 3 pgs
Fees:18.00 Taxes:814.00
20141211-0113579

Prepared by:
Costner Law Group
725 cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP1410224

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Affiant

Subscribed and sworn to before me, this 25th day of November, 2014

Notary Public
My commission expires: 04.02.2017

05-1301-65901

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles & Lisa Patterson 216 Stecoah Court Antioch, TN 37013	Charles & Lisa Patterson 216 Stecoah Court Antioch, TN 37013	181030A23500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Keith Nicholson and wife, Corazon M. Nicholson FKA Corazon M. Schmidt**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles D Patterson and wife, Lisa L Patterson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee being Lot No. 7, on the Plan of Section One, Indian Creek Estates Subdivision, cluster Lot Option, A Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

*SEE ATTACHED EXHIBIT A

Parcel ID# 181030A23500CO

This property is improved property known as 216 Stecoah Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of November, 2014.

James Keith Nicholson

Corazon M. Nicholson FKA Corazon M. Schmidt

STATE OF Florida
COUNTY OF Osceola

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Keith Nicholson and wife, Corazon M. Nicholson FKA Corazon M. Schmidt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Kissimmee, FL, this 25th day of November, 2014.

MARIA RENTA-MARRERO
Notary Public - State of Florida
My Comm. Expires May 28, 2016
Commission # EE 202215

State of Florida at Large

My Commission expires: 5/28/16

File No.: 11099

EXHIBIT A

LAND in Davidson County, Tennessee being Lot No. 7, on the Plan of Section One, Indian Creek Esiates, RS-10 Subdivision, Cluster Lot Option, A Planned Unit Development, of record in Instrument No. 20060330-0035946, 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 James Keith Nicholson, and Corazon M. Schmidt, husband and wife, by Warrant Deed from Lifestyle Home Builders, Inc., A Tennessee Corporation, dated September 24, 2007 and recorded September 26, 2007 in Instrument No. 20070926-0114542 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles D. Patterson and wife, Lisa L. Patterson by Warranty Deed from James Keith Nicholson and wife, Corazon M. Nicholson FKA Corazon M. Schmidt, dated November 25, 2014 and recorded in Book _____ page _____ in the Register's Office for Davidson County, Tennessee.