NEW OWNER:
JEROME PATTON
6105 BAYPOINTE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE COMPANY
6100 TOWER CIRCLE, SUITE 600
FRANKLIN, TN 37067

Map 98
Group 5-B
Parcel 006.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1525

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150109390 DEEDWARR
Recvd: 12/29/15 09:34 3 pgs
Fees:18.00 Taxes:1036.00
20151229-0130351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM R. OWINGS and wife, SANDRA OWINGS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEROME PATTON and TRACIE C. PATTON, husband and wife, as joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 6, Final Plat of Baypointe Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 200005230051440, and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 200006210061773, both in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WILLIAM R. OWINGS and wife, SANDRA OWINGS by Warranty Deed from Eastland Construction, Inc., a Tennessee corporation, dated October 25, 2002, and of record in Instrument No. 20021025-0131272, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6105 BAYPOINTE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20000523005144O, and as revised at Instrument No. 20000621006177 3, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of December, 2015.

WILLIAM R. OWINGS

SANDRA OWINGS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM R. OWINGS and SANDRA OWINGS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2015.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of December, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018