Davidson County DEEDWARR
Recvd: 01/20/16 09:57 2 pgs
Fees:13.00 Taxes:525.40
20160120-0005618

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Shannon E. Patterson
1456 Autumn Knoll
Hermitage, TN 37076-2802

SEND TAX BILL TO:
New Owner

MAP/PARCEL 086-08-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kenneth L. Jarvis and wife, Sara J. Trapp,** has this day bargained and sold, and does hereby transfer and convey unto **Shannon E. Patterson, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot 130 on the Plan of Jackson's Retreat, Phase III, as of record in Plat Book 5200, Page (s) 517 and 518, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth L. Jarvis, an unmarried person and Sara J. Trapp, an unmarried person by Warranty deed from Jeffrey M. Eddie and wife, Kathryn A. Eddie of record in Instrument No. 20010808-0085104 Register's Office for Davidson County, Tennessee, dated July 30, 2001 and recorded on August 08, 2001.

This is improved property known as: **1456 Autumn Knoll, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, pages 517 and 518, and restrictions in Book 5741, page 360, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the ~~13th~~ 15th day of January, 2016.

Kenneth L. Jarvis

Sara J. Trapp

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF Davidson ~~Davidson~~ Pierce

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth L. Jarvis and Sara J. Trapp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th ~~day~~ 15th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 08/22/2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $142,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 9-10-18

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18