Mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167188

BILL GARRETT, Davidson County
Trans:T20160026503 DEEDWARR
Recvd: 04/01/16 11:40 2 pgs
Fees:13.00 Taxes:936.10
20160401-0031034

WARRANTY DEED

RYAN CORNEILLER NOTARY PUBLIC STATE OF WISCONSIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016.

NOTARY PUBLIC

My commission expires: 07/15/2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlton Patton, unmarried and Theresa Cornell, unmarried 1109 Mistletoe Circle Hermitage, TN 37076	Farmington Mortgage 2002 Richard Jones Road, Ste. 300A Nashville, TN 37215	087 02 0 070.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Three Thousand and 00/100 Dollars ($253,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN PICKER AND WIFE, KARA PICKER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CARLTON PATTON, UNMARRIED AND THERESA CORNELL, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 140, on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, TN, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin Picker and Kara Picker, husband and wife, by Warranty Deed from Keith A. Wright and Brenda R. Wright, husband and wife, dated 7/15/2014, and recorded on 7/17/2014, of record in Instrument # 20140717-0063205, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1109 Mistletoe Circle, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is

unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of March, 2016.

BENJAMIN PICKER

KARA PICKER

STATE OF Wisconsin
COUNTY OF Outagamie

Personally appeared before me, a Notary Public, Benjamin Picker and wife, Kara Picker, 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 seal, this the 28th day of March, 2016.

Notary Public

Ryan Corneiller
Printed Notary Name

My commission expires: 07/15/2018

RYAN CORNEILLER NOTARY PUBLIC STATE OF WISCONSIN