BILL GARRETT, Davidson County
Trans:T20160042904 DEEDWARR
Recvd: 05/23/16 10:01 2 pgs
Fees:13.00 Taxes:680.43

20160523-0051155

Prepared by:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $183,900.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2016

Notary Public
My commission expires: 3/10/19

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

14-1604-147503

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Eric Onermaa	Pinnacle Bank	097-02-0-A-278.00
1425 Riverbrook Drive	150 3rd Avenue S, Ste 900	
Hermitage TN 37076	Nashville. TN 37201	

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, **Christal Patterson**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Onermaa**, an unmarried man, hereinafter called the Grantees, their successors and 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 Lot No. 278, on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christal Patterson by deed from Beazer Homes Corp., a Tennessee Corporation, dated February 17, 2012, recorded February 21, 2012, of record in Instrument No. 20120221-0014890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1425 Riverbrook Drive, Hermitage, TN 37076.

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 12th day of May, 2016.

Christal Patterson

Christal Patterson

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christal Patterson**, 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 ~~Clarksville~~, ~~TN~~, this 12th day of May, 2016.
Tarrant, Tx

Gail M. Dennis

Notary Public

My Commission expires: 05-14-2019

