NEW OWNER:

Jared Collins
Hannah Patton
624 Magnolia Lane
Nashville, TN 37211

SEND TAX BILLS TO:

Hometown Lenders LLC
310 The Bridge St 4th Floor Ste A
Huntsville AL 35806

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0852

Map 172, Group 03-0-B, Parcel 042.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 10/24/16 09:19 4 pgs
Fees:23.00 Taxes:1165.13
20161024-0111848

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($314,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARSHALL B. MESSAMORE AND HIS WIFE, KAREN MESSAMORE**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JARED COLLINS AND HANNAH PATTON, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 42 on the plan of The Woodlands, A Planned Unit Development, Phase 2, and of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Marshall B. Messamore, a married man, by Quitclaim Deed from Marshall B. Messamore, dated August 22, 2012, and of record in Instrument No. 20120829-0078137, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marshall B. Messamore, unmarried, by Warranty Deed, from Javid Salimi doing business as J.S. Construction, dated July 26, 2001, and of record in Instrument No. 20010727-0079838, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 624 Magnolia Lane, Nashville, Tennessee 37211.

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

GRANTOR covenants with said Grantees 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of October, 2016.

MARSHALL B. MESSAMORE

KAREN MESSAMORE

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARSHALL B. MESSAMORE AND KAREN MESSAMORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of October, 2016.

NOTARY PUBLIC

My commission expires: 3/20/20

STEPHANIE GARCIA
Notary Public, State of Florida
Commission# FF 972823
My comm. expires Mar. 20, 2020

****

The actual consideration or value, whichever is greater, for this transfer is $ 314,900.00 .

AFFIANT

Sworn to and subscribed to before me this 14th day of October, 2016.

NOTARY PUBLIC

My commission expires: 11/17/18

JAYCIE N. RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019

Notary' Seal (if on paper)

