RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168352

BILL GARRETT, Davidson County
Trans:T20160112278 DEEDWARR
Recvd: 12/21/16 10:28 2 pgs
Fees:13.00 Taxes:196.84
20161221-0134003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

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
Sean Patterson 1619 Stonewater DR Hermitage TN 37076	Same address as new owner	075 07 0 252.00

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand Two Hundred and 00/100 Dollars ($53,200.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HALEY J. ANDERSON, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SEAN PATTERSON, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24B, on the plan of Rachel's Square, Section 2, as shown on Plat of Record in Plat Book 5200, Page 623-625, amended in Book 6231, Page 64-66 and Book 6250, Page 540, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Haley J. Anderson, Unmarried, by Warranty Deed from Rhonda Jane Havelock, unmarried, dated 4/22/1999, recorded 5/12/1999, of record in Book 11476, Page 18, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 707 Rachels Trail, 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 on plat of record in Plat of Record in Plat Book 5200, Page 623-625, amended in Book 6231, Page 64-66 and Book 6250, Page 540; to any and all restrictive covenants and/or easements

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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has 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 are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 16th day of December, 2016.

HALEY J. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Haley J. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of December, 2016.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18