This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170683TN

BILL GARRETT, Davidson County
Trans:T20170039770 DEEDWARR
Recvd: 05/10/17 09:47 2 pgs
Fees:13.00 Taxes:481.00
20170510-0046289

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Vernell Stokes	**Vernell Stokes**	**149-6-A-108.00CO**
108 Okee Trail	**10111 Loch Lommond Drive**	
Antioch, TN 37013	**Charloette, NC 28278**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Pate**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Vernell Stokes, married woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain planned unit development in Davidson County, Tennessee, being Unit No. 108 on the Plan of Phase 1 Site Plan Chinquapin, of record in Book 6900, Page 358, Register's Office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Paul Pate by Substitute Trustee's Deed from Brock & Scott, PLLC, dated 1/27/15 and recorded 2/4/15 in Instrument No. 20150204-0010468, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 and assigns, forever;

AND **Paul Pate** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is

unencumbered, unless otherwise herein set out;

AND **Paul Pate** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **108 Okee Trail, Antioch, TN 37013**.

Executed on this 8th day of May. 2017

Paul Pate

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Paul Pate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of May, 2017.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me the undersigned, this 8th day of May, 2017.

Notary Public

My Commission Expires: 1/8/19