Davidson County DEEDWARR
Recvd: 06/20/17 09:27 2 pgs
Fees:13.00 Taxes:686.35
20170620-0061748

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,500.00.

Susan Crabtree
Affiant

Subscribed and sworn to before me, this 16th day of June, 2017.

Jordan T. Myers
Notary Public
My commission expires: 01-06-2020

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

03-1706-38674

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
R.L. Mansfield	New Owner	112-00-0-004.00
4188 Pond Creek		
Pegram TN 37143		

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, **Jennifer L. Skaggs n/k/a Jennifer L. Patterson, A Married Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **R. Leigh Mansfield and Danielle M. Mansfield, Husband and Wife**, 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 the 8th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a planted stone, the northeast corner of Hendrickson Tract, said stone being in the boundary line of the Ayer & Lord Tract: running with their line north 87 1/2 deg. west 210 feet to a point in the margin of Pond Creek Road (southwest corner of Ken Patterson by deed of record in Instrument No. 20160329-0029514, in the Register's Office for Davidson County, Tennessee); thence with the easterly margin of said road south 24 deg. west 166 feet to a stake; thence south 87 1/2 deg. east 288 feet to a stake in line between Hendrickson and Carpenter; thence with their line north 2 1/2 deg. east 150 feet to the beginning.

For informational purposes only: prior deed references subject property to contain one acre, more or less.

Being the same property conveyed to Jennifer L. Skaggs, an unmarried woman by deed from Benton Ervin and wife, Margie Ervin, dated May 31, 2007, recorded June 4, 2007, of record in Instrument No. 20070604-0066016, Register's Office for Davidson County, Tennessee.

Kyle Patterson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in the subject property.

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 4188 Pond Creek, Pegram, TN 37143.

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 16th day of June, 2017.

Jennifer L. Skaggs n/k/a Jennifer L. Patterson

Kyle Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer L. Skaggs n/k/a Jennifer L. Patterson and Kyle 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 Nashville, TN, this 16th day of June, 2017.

SETH DEARMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 3/8/21

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019