DONNA G. THIENEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2017. Donna G. Thienel Notary Public MY COMMISSION EXPIRES: July 8, 2019

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Sarah Williams & Sean Kennedy	New Owner	108-08-0/230.00
(NAME) 909 SANDBURG CT.	(NAME)	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEGED, WE, HAROLD D. PATTERSON, JR. AND WIFE, RACHEL M. PATTERSON, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH GRAY WILLIAMS, UNMARRIED AND SEAN PORTER KENNEDY, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF REELFOOT, SECTION 2, OF RECORD IN BOOK 5200, PAGE 727, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HAROLD D. PATTERSON, JR. AND WIFE, RACHEL M. PATTERSON, (ERRONEOUSLY IN CURRENT DEED AS RACHEL N. PATTERSON) BY WARRANTY DEED DATED JULY 25, 2007 AND RECORDED ON JULY 31, 2007, OF RECORD IN INSTRUMENT NO. 20070731-0090458, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 909 SANDBURG CT., NASHVILLE, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20170055742 DEEDWARR
Recvd: 06/29/17 12:21 2 pgs
Fees:13.00 Taxes:773.30
20170629-0065550

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 27th day of June, 2017.

HAROLD D. PATTERSON, JR.

RACHEL M. PATTERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Harold D. Patterson, Jr. and Rachel M. Patterson with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 27th day of June, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY