WARRANTY DEED

2017-789

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of June, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Rasmussen 484 HUntington Rodge Drive Nashville, TN 37211	Mortgage Research Center, LLC 1400 Veterans United Drive Columbia MO 65203	161.10-0B-180.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Sean Patterson, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Rasmussen**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 808 Tintern Abbott Court, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 26 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Sean Patterson from Stefano A. Hugh and Mehrnaz A. Hugh by Warranty Deed dated September 3, 2010 and recorded September 9, 2010 in Instrument Number 201009090071640, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 808 Tintern Abbott Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20170057599 DEEDWARR
Recvd: 07/06/17 10:48 2 pgs
Fees:13.00 Taxes:962.00
20170706-0067884

Witness my/our hand(s) this 21st day of June, 2017

Mary Sean Patterson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Mary Sean Patterson, the bargainor(s), 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 official seal, this 21st day of June, 2017.

Notary Public
My Commission Expires: 6-30-2019

