This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/14/17 15:14 3 pgs
Fees:18.00 Taxes:813.63
20170714-0071193

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of July, 2017, by and between Allison Patton, an unmarried woman, party of the first part, and Willliam Champion, an unmarried man and Melissa Taul, an unmarried woman party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A tract of land in Davidson County, Tennessee, being Lot 3 of Block "D" on the plan of Crestview Estates, as of record in Plat Book 843, Page 81, in the Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Allison Patton by William Patton by virtue of that certain Quit Claim deed dated 7/12/17 and being of record at Instrument No. 20170714-0070928 Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Allison Patton and William Patton by virtue of that certain Warranty Deed dated August 19, 2016, and being of record at Instrument No. 20160819-0087163 and Affidavit at Instrument No. 20170117-0004997 in the amount of $42,500.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Claudette D. Smith by virtue of Successor Trustee's Deed dated March 5, 2015 at Instrument No. 20150306-0019580 in the amount of $94,000.00 in the said Register's Office.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to easement in instrument number 20170712-0070128, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Patton by Wm. Patton, Attorney in Fact

Allison Patton by William Patton, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Personally appeared before me personally appeared William Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Patton, and who acknowledged that he executed the same as the free act and deed of Allison Patton.

WITNESS my hand and official seal at office this 13th day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

William Patton, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Allison Patton, the principal.

This 13th day of July, 2017

William Patton

William Patton

Sworn to and subscribed before me by William Patton this 13th day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Willliam Champion and Melissa Taul 332 Anderson Lane Madison, TN 37115
Tax Parcel No Property Address:	04305028100 332 Anderson Lane Madison, TN 37115
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $219,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of July, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires:_____

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019