Davidson County DEEDWARR
Recvd: 08/14/17 11:57 3 pgs
Fees:18.00 Taxes:1998.00

20170814-0083117



Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$540,000.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|14th day of August, 2017.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5-19-2021
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Condo and Gary L. Patton 133 Dekewood Drive Old Hickory, TN 37138	New Owner	064-10-057.00

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, we,

Pat S. Eatherly, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeffrey M. Condo and Gary L. Patton, a married couple

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Brandywine Place Subdivision, of record in Book 6250, Pages 327 and 328, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed to Allen W. Eatherly and wife, Pat S. Eatherly by Deed from C. Hooper Development Company, dated September 29, 1987, of record in Book 7368, Page 583, Register's Office for Davidson County, TN. Allen W. Eatherly died on 11/06/2016 leaving property vested in Pat S. Eatherly as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 327-328, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6488, Page 764 amended in Book 8904, Page 855, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 6482, Page 873, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **133 Dekewood Drive, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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(s) this 11th day of August, 2017.

Pat S Eatherly
Pat S. Eatherly

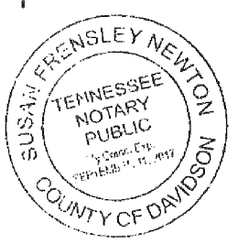
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pat S. Eatherly, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2017.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Lavinia Tribble, 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, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

