WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/19/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3849B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Peter Lenney Erickson, III and Lindsey Brooke Walker		084-15-0-075.00
2332 Revere Pl		
Nashville, TN 37214		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JARROD PATTERSON AND SUSAN PATTERSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PETER LENNEY ERICKSON, III AND LINDSEY BROOKE WALKER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 31 on the Plan of Section I, Castlewood Estates of record in Plat Book 2331, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 88 feet on the Westerly side of Revere Place and runs back between lines 352.3 feet on the Northerly side and 304.8 feet on the Southerly side to a line at the rear measuring 166 feet thereon.

Being the same property conveyed to Jarrod Patterson and Susan Patterson, husband and wife by Warranty deed from Amanda Dean, as successor Trustee for The 2332 Revere Place Trust of record in Instrument No. 20140826-0077739 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 26, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2332 Revere Pl, Nashville, TN 37214

Bill Garrett Davidson County
Batch# 1315 DEEDWARR
09/15/2017 01:08:32 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20170915-0094601

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 13th day of September, 2017.

Jarrod Patterson

Susan Patterson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, JARROD PATTERSON AND SUSAN PATTERSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of September, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3849B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027