Bill Garrett Davidson County
Batch# 18767 DEEDWARR
10/27/2017 08:25:39 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171027-0110121

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$175,000.00**
|_____
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25 day of October, 2017.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

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
Patricia Johnson 5012 Rowena Drive Hermitage, TN 37076	Pinnacle Bank 150 3rd Ave. South Ste. 900 Nashville, TN 37201	076.05-0-075.00

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,

Brittany Schelain Sloan, unmarried

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

Patricia Johnson, unmarried

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. 73 on the Plan of Hidden Hills of record in Plat Book 4860, Page 43, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Brandon T. Harris and Brittany S. Harris, husband and wife, by deed from Ruby Keith, unmarried dated November 7, 2014 of record in Instrument Number 20141112-0104282, Register's Office for Davidson County, Tennessee. Brandon T. Harris and Brittany S. Harris have since divorced. Brittany S. Harris is now known as Brittany Schelain Sloan. Brittany Schelain Sloan and Brittany S. Harris are one and the same person. Property now vests in Brittany Schelain Sloan, unmarried by Quitclaim Deed from Brandon T. Harris, married, dated October 19th, 2017 of record in Instrument Number 20171027-0110120, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4938, Page 337, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5012 Rowena Drive, Hermitage, TN 37076**
(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 25th day of October, 2017.

Brittany Schelain Sloan

Brittany Schelain Sloan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brittany Schelain Sloan, 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 25th day of October, 2017.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

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