THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jason Pate and Emily Dora Pate
5476 Almaville Road
Smyrna, TN 37167
SEND TAX BILLS TO:
IberiaBank Mortgage Company
1639 Medical Center Pkwy
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 43048 **DEEDWARR**
01/02/2018 09:00:09 AM 2 pgs
Fees: $13.00 Taxes: $425.50



20180102-0000059

WARRANTY DEED

(Map 162-03-0, Parcel 252.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DOUGLAS E. PATE**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **JASON PATE and EMILY DORA PATE, husband and wife**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 49, Haywood Hills, Section 1, according to plat and survey of same appearing of record in Plat Book 4460, page 156, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> Said Lot No. 49 fronts 63 feet on the southwesterly margin of St. Cloud Drive and extends back 128.4 feet on the southwesterly line and 130.7 feet on the southeasterly line, to a line on the rear on which it measures 63.04 feet.
>
> BEING the same property conveyed to Douglas E. Pate and wife, Gayle R. Pate, by Warranty Deed from A.C. Batson and wife, Barbara Batson, dated August 15, 1974, of record in Book 4844, page 627, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed, dated February 3, 1994, the said Gayle R. Pate conveyed all of her right, title and interest to said property to Douglas E. Pate, of record in Book 9245, page 747, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4460, page 156, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 605 St. Cloud Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HANDS and signatures on this the 28th day of December, 2017.

DOUGLAS E. PATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas E. Pate, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2017.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of December, 2017.

Notary Public

My commission expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20171099