WARRANTY DEED

Bill Garrett Davidson County
Batch# 62372 DEEDWARR
02/26/2018 11:22:03 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180226-0017787

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,090.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

L. M. CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL EXPIRE
Jamie L. Mayer and Jennifer K. Mayer	Pinnacle Bank	73-9-123
(NAME)	(NAME)	
1842 Willow Springs Drive	949 Shady Grove Rds	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180103

For and 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, BENJAMIN PATE AND STEPHANIE PATE, HUSBAND AND WIFE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JAMIE L. MAYER AND JENNIFER K. MAYER, HUSBAND AND WIFE**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 352, on the plan of Section Three, Burchwood Gardens which plat is of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Benjamin Pate and Stephanie Pate, husband and wife, by Warranty Deed from Crystal H. Jones and Melanie J. Meadows, dated May 8, 2015 and filed of record in Instrument No. 20150511-0042806, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1842 Willow Springs Drive, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of February, 2018

Benjamin Pate

Stephanie Pate

Stephanie Pate

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Benjamin Pate and Stephanie Pate, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of February, 2018.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY