PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RE) Title No.: 59508
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert J. Welhoelter 2300 Chickering Lane Nashville, TN 37215	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 14410002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Patterson and Sara Patterson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Welhoelter, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Chickering Valley of record in Book 2331, page 121 and 122, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Patterson and wife, Sara Patterson by Warranty Deed from Glenn T. Preston and wife, Casey Christine Preston, dated November 29, 2005 and recorded on November 30, 2005 of record in Instrument No. 20051130-0144049, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 121 and 122, , said Register's Office, which Plan shows a 125 foot minimum building setback line and a 10 foot easement for public utility purposes along the rear line of said lot.
And a 2.5 x 30 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 2300 Chickering Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Bill Garrett Davidson County
Batch# 80329 DEEDWARR
04/12/2018 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20180412-0034699

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 2018.

James Patterson **Sara Patterson**

State of Tennessee

County of Davidson

On this 10th day of April, 2018, before me the undersigned authority, personally appeared James Patterson and Sara Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: ~~$790,000.00~~ $795,000.00

Affiant

Sworn and subscribed before me this 10th day of April, 2018.

My Commission Expires: 5/13/2020

Notary

DEANNA L COOPER STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

