Bill Garrett Davidson County
Batch# 88889 DEEDWARR
05/04/2018 03:33:28 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20180504-0043005

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Janice Patterson
5007 Southfork Blvd.
Old Hickory, TN 37138

MORTGAGEE
Bank of America

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 063 16 OC
PARCEL 004.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Janice Patterson, an unmarried woman,** 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 Unit No. 4, on the plan of a Horizontal Property Regime, Section One, Hermitage Springs Townhomes, of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eastland Construction, Inc. by deed from Russell E. Parrish, Trustee with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary, dated February 3, 2017, of record in Instrument No. 20170207-0012794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Subject to Declaration of Covenants, Conditions, and Restrictions for Hermitage Springs Townhomes of record in Instrument No. 20001206-0120233, as amended in Instrument No. 20020130-0013464; Instrument No. 20031006-0147712, Instrument No. 20040226-0022056; Instrument No. 20060815-0100265; Instrument No. 20141208-0111982; and Instrument No. 20160921-0099328; By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486; Attorney's Certification of record in Instrument No. 20010717-0075891; Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385; Public Utility Easements conveyed to Cumberland Utility District of record in Book 8007, Pages 232, 237, and 240; Quitclaim Deed for common area of record in Instrument No. 20150512-0043619; Notice of Completion filed November 28, 2017 of record in Instrument No. 20171128-0121010; the Flow of Creek and Special Flood Hazard Area as noted on the Plat; Boundary Plat of Hermitage Springs of record in Instrument No. 20010703-0070299; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantor.

This is improved property known as **5007 Southfork Blvd. Old Hickory, TN 37138.**

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 this 30th day of April, 2018.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 30th day of April, 2018.

_____
Notary Public

My Commission Expires: 1-7-20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $309,900.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of April, 2018.

_____
Notary Public

My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021