Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cir Ste1
Murfreesboro, TN ~~37127~~ 37128

Bill Garrett Davidson County
Batch# 90194 DEEDWARR
05/08/2018 02:27:32 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180508-0044127

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0751

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2018

Notary Public
Commission Expires: 10-11-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Teague 1432 Jackson Place Hermitage, TN 37076	Same as new Owner	086-04-0C-004.00-CO

WARRANTY DEED

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, I/WE,

Matthew Patterson and wife, Stephanie Patterson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Teague and Shannon Teague, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Jackson's Grove, Phase One of record in Plat Book 8250, Page 895, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Patterson and wife, Stephanie Patterson by Warranty deed from Primacy Relocation, LLC, a Tennessee limited liability company of record in Instrument No. 20110425-0031432 Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on April 25, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1432 Jackson Place, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of April, 2018.

Matthew Patterson

Stephanie Patterson by Matthew Patterson, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Matthew Patterson

with whom I am personally acquainted (or 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 and official seal at Hermitage, Tennessee this 26th day of April, 2018.

Notary Public

My Commission Expires: 5 6 19

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26th day of April, 2018, before me personally appeared Matthew Patterson to me known to be the person who executed the foregoing instrument on behalf of Stephanie Patterson, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Stephanie Patterson.

Witness my hand and official seal at _____, Tennessee, this 26th day of April, 2018.

Notary Public

Commission Expires: 5 6 19