Bill Garrett Davidson County
Batch# 113277 DEEDWARR
07/09/2018 09:13:41 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20180709-0065788

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810562

**WARRANTY DEED**

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Blake Walker<br>1619 Stonewater Drive,<br>Hermitage, TN 37076 | Same address as new owner | 097 02 0A 132.00CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Three Thousand and 00/100 Dollars ($273,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SEAN M. PATTERSON AND KATIE PATTERSON, husband and wife**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BLAKE WALKER, a single person**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record at Instrument No. 20110401-0025117, and Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to Sean M. Patterson and Katie Patterson, husband and wife by deed from Tyler M. Gendren, unmarried and William Richard, unmarried, dated June 4, 2015 and recorded on June 10, 2015 at Instrument No. 20150610-0054697, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1619 Stonewater Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of July, 2018.

**SEAN M. PATTERSON**

**KATIE PATTERSON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sean M. Patterson and Katie Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of July, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19