LL# 9166-477

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151845 DEEDWARR
10/16/2018 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20181016-0102607

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-22-2022

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanessa Poage	Cardinal Financial Company, LP DBA Peoples Home Equity	097-02-0A-477.00
(NAME) 1825 Stonewater Drive	(NAME) PO Box 961292	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joshua Patterson and Jody L. Patterson, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Vanessa Poage, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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. 477 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Patterson and Jody L. Patterson, husband and wife, by Warranty deed from Beazer Homes Corp., a Tennessee Corporation, dated June 13, 2016 and recorded June 15, 2016 of record in Instrument No. 20160615-0060474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Instrument No. 20151023-0107918, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20080408-0035557 and Instrument No. 20151106-0113217, Register's Office for Davidson County, Tennessee; Easement recorded in Book 4586, page 242 in the Register's Office of Davidson County, Tennessee; Easement recorded in Book 7621, page 276, in the Register's Office of Davidson County, Tennessee; Easement recorded in Book 4764, page 324, in the Register's Office of Davidson County, Tennessee; Easement recorded in Book 4049, page 395, in the Register's Office of Davidson County, Tennessee; Easement recorded in Instrument. No. 20141103-0101036 in the Register's Office of Davidson County, Tennessee; Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee; Storm water Drainage Easement Agreement in Instrument No. 20100108-0001965 and in Instrument No. 20051219-0152202 Register's Office for Davidson County, Tennessee; Storm Water Drainage and Detention Easement Agreement in Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee; Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201, Register's Office for

Davidson County, Tennessee; Easement recorded in Instrument No. 200901090002452, in the Register's Office of Davidson County, Tennessee; Slope Easement Agreement in Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee; Inspection and Maintenance Agreement for Private Storm Water Management Facilities in Instrument No.20100301-0015327 and in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee; Quitclaim Deed to The Villages of Riverwood Homeowners Association, Inc. recorded as Instrument No. 201508120080704 and Instrument No . 201511060113218, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1825 Stonewater Drive, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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/our hands this 15th day of October, 2018.

Joshua Patterson

Jody L. Patterson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Patterson and Jody L. Patterson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 1-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY