Return To: ~~Perrone~~ & Young
109 ~~Westpark~~ Drive
~~Suite 350~~
~~Brentwood~~, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018075

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $283,500.00

Affiant

Subscribed and sworn to before me, this 16th 20th day of November, 2018.

Notary Public
My Commission Expires: 10-3-2020

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 164692 DEEDWARR
11/26/2018 10:04:10 AM 2 pgs
Fees: $13.00 Taxes: $1,048.95

20181126-0115063

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Guy Simmons 5005 W Durrett Drive Nashville TN 37211	~~New Owner~~ United Wholesale Mortgage 585 South Boulevard E Pontiac, MI 48341	Tax Parcel ID No. 147-10-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Manolita C. Patton and Robert D. Patton, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guy Simmons, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Caldwell Country Estates, Section Five of record in Plat Book 3300, Page 16, 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 Manolita C. Talley and Robert D. Patton, both unmarried by Warranty Deed from C. Hugh Hicks of record in Instrument No. 20120427-0036181 Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on April 27, 2012.

Being the same property conveyed to Manolita C. Patton, married by Quitclaim Deed from Manolita C. Talley and Robert D. Patton of record in Instrument No. 20120926-0087582 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 26, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

This is improved property located at 5005 W Durrett Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2018.

Manolita C. Patton

Robert D. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Manolita C. Patton and Robert D. Patton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022