WARRANTY DEED

Karen Johnson Davidson County
Batch# 209289 **DEEDWARR**
03/25/2019 09:34:54 AM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20190325-0026548

MST 2019-0221

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Mar, 2019

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett A. Cloak-Gentile and Sarah Cermak	Movement Mortgage, LLC	181-01-0B-253.00-CO
(NAME)	(NAME)	
7904 Kirkfield Drive	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **First Tennessee Bank National Association and Barbara Patterson, as Co-Trustees of The Trust under the Will of J.M. Patterson, Sr. Trust for the Benefit of Donald P. Patterson, dated February 25, 2000, as amended and restated September 7, 2005 and further amended May 24, 2006,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett A. Cloak-Gentile and Sarah Cermak, 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. 82 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20071214-0143931, 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 First Tennessee Bank National Association and Barbara Patterson, Co-Trustees under the Will of J.M. Patterson, Sr. Trust for the Benefit of Donald P. Patterson by Warranty deed from Yazdian Development Group, Inc., a Tennessee Corporation of record in Instrument No. 20140804-0069827 Register's Office for Davidson County, Tennessee, dated August 01, 2014 and recorded on August 04, 2014. See also Scrivener's Affidavit of record in Instrument No. 20190304-0019604 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 4, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20071214-0143931, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and as amended and supplemented in Instrument No. 20030708-0093637, Instrument No. 20050106-0002201, Instrument No. 20060322-

0032693, Instrument No. 20071214-0143932, Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20130523-0052433, in the Register's Office for Davidson County, Tennessee. Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and Drainage Easement of record in Book 9487, Page 901 and Book 9487, Page 914, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20040305-0025147, in the Register's Office for Davidson County, Tennessee.

This property, known as 7904 Kirkfield Drive, Nashville, TN 37211
(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 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/our hand(s) this 21st DAY OF MARCH, 2019.

The Trust under the Will of J.M. Patterson, Sr. Trust for the Benefit of Donald P. Patterson, dated February 25, 2000, as amended and restated September 7, 2005 and further amended May 24, 2006

BY: First Tennessee Bank National Association, Co-Trustee
By: _____
Allen G. Paine, Senior VP

BY: _____
Barbara Patterson, Co-Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Allen G. Paine, as Senior Vice President for First Tennessee Bank National Association and Barbara Patterson, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Co-Trustees of The Trust under the Will of J.M. Patterson, Sr. Trust for the Benefit of Donald P. Patterson, dated February 25, 2000, as amended and restated September 7, 2005 and further amended May 24, 2006, the within named bargainor, as Trust, and Allen G. Paine, as Senior Vice President for First Tennessee Bank National Association and Barbara Patterson, Co-Trustees, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 21st day of March, 2019.

_____
Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020