Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0587

Karen Johnson Davidson County
Batch# 217457 **DEEDWARR**
04/15/2019 08:52:37 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190415-0033861

County Of Rutherford
State Of Tennessee Notary Public
Jennifer Harris

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Nick Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2019

Jennifer Harris
Notary Public

Commission Expires: 9.20.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danielle E. Patterson and Justin K. Patterson 209 Sundown Drive Antioch, TN 37013	New Owner	182010A01400CO

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,

Blake R. Santschi and Grace E. Santshi, husband and wife

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

Danielle E. Patterson and Justin K. Patterson, 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. 14 on the Plan of Section One of Phase One Sunset Hills of record in Instrument No. 20070607-0068102 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 Blake R. Santschi and Grace E. Santschi, husband and wife by Warranty deed from Stephanie M. Summers, an unmarried woman of record in Instrument No. 20160324-0028049 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 24, 2016.

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: 209 Sundown Drive, Antioch, TN 37013

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 10th day of April, 2019.

Blake R. Santschi

Grace E. Santshi

Grace E. Santshi

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Blake R. Santschi and Grace E. Santshi** 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 official seal at Flower Mound (city) TX (state) this 10th day of April, 2019.

Notary Public
My Commission Expires: 6/9/2021

(Notary Seal)

CYNTHIA CARMACK
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 6/9/2021
NOTARY ID 1186556-4