WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 247914 **DEEDWARR**
06/25/2019 09:28:08 AM 2 pgs
Fees: $13.00 Taxes: $1,311.65

20190625-0061168

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050810

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Devi M. Patterson		
(NAME)	(NAME)	
6657 Autumnwood Drive	NEW OWNER	155-08-0C-220.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Four Thousand Five Hundred And No/100 Dollars ($354,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL I. CLOUTIER AND HANNAH C. CLOUTIER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEVI M. PATTERSON, MARRIED, 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. 220 on the Plan of Poplar Creek Estates Phase 2 of record in Plat Book 6900, Page (s) 339-347, as amended in Plat Book 7900, Page 888 and 889 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 Paul I. Cloutier and Hannah C. Cloutier, husband and wife by Warranty deed from Emmitt Beall and wife, Heidi Beall of record in Instrument No. 20160801-0078712 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016.

unimproved ☐
This is improved ☒ property, known as 6657 Autumnwood Drive, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Paul I. Cloutier and Hannah C. Cloutier, husband and wife this _____ day of _____, _____.

Paul I. Cloutier

Hannah C. Cloutier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th day of June, 2019, before me personally appeared Hannah Cloutier and Paul Cloutier, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON