THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34815-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $147,900.00. Affiant Subscribed and sworn to before me this 24th day of July, 2019. Notary Public My Commission Expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 263119 DEEDWARR
07/29/2019 09:14:14 AM 3 pgs
Fees: $18.00 Taxes: $547.23
20190729-0074164

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jimelyn Lagumbay Corpuz Stephanie Joy Corpuz 801 Rachels View Hermitage, TN 37076	Franklin Synergy Bank Attn: Mortgage Dept. 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 075 07 0 224 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, **Nathan R. Packer and Amy L. Packer,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jimelyn Lagumbay Corpuz and Stephanie Joy Corpuz,** married ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 801 Rachels View, Hermitage, TN 37076.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 24th day of July, 2019.

Nathan R. Packer, by Gerald G. Patterson, Atty In-Fact
Nathan R. Packer, by Gerald G. Patterson,
his Attorney-in-fact

Amy L. Packer, by Gerald G. Patterson, Atty In-Fact
Amy L. Packer, by Gerald G. Patterson,
her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Nathan R. Packer and Amy L. Packer, and he is authorized by Nathan R. Packer and Amy L. Packer to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of July, 2019.

Eileen K. Hopkins
Notary Public

My Commission Expires:

10-7-2019

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49A on the Plan of Rachel's Square Section Two Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79, as of record in Plat Book 6250, page 541, amending Plat Book 5200, page 624, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathan R. Packer and Amy L. Packer, husband and wife, by deed dated November 10, 2016 from Preston Gentry Akers, married, of record in Instrument No. 20161117-0121331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No. 075 07 0 224 00.
2. Restrictive covenants contained in an instrument of record in Book 6455, page 135, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Rachel's Square of record in Book 6619, page 777, amended in Book 8030, page 757, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 541, amending Book 5200, page 624, Register's Office for Davidson County, Tennessee.