Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1617TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~249,900.00~~ 240,000.00 OR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of October, 2019.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration: 11.21.22

Karen Johnson Davidson County
Batch# 302007 DEEDWARR
10/17/2019 09:04:22 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20191017-0106352

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Leslie Patterson, Jr. 2249 Riverway Dr Old Hickory, TN 37138	Highlands Residential 12001 N. Central Expressway Ste 750 Dallas, TX 75243	053-06-0B-008.00

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, WE, **Sandra M. Duncan and Stephen B. Duncan, wife and husband**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Patterson Jr., an unmarried man,** 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:

Property known as 2249 Riverway Dr Old Hickory, TN 37138, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 211 on the plan of Phase 2, Waterford, as shown by plat of record in Plat Book 7900, Page 412-413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra M. Duncan and husband Stephen B. Duncan by deed from Linda J. Robinson, an unmarried woman, dated 10/23/2017 filed and recorded 10/24/2017 of record as Instrument No. 20171024-0109105, said Register's Office.

Tax Map and Parcel ID is as follows 053-06-0B-008.00

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.

This is improved property known as: 2249 Riverway Dr, Old Hickory, TN 37138

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 unemcumbered, 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 hand this 15th day of October, 2019.

Sandra M. Duncan

Stephen B. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2019, before me personally appeared **Sandra M. Duncan and Stephen B. Duncan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of October, 2019.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

LTE File No.: 19-1617TN