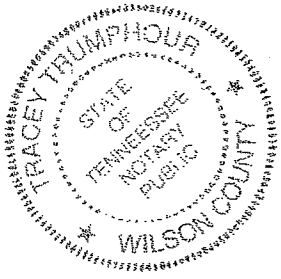
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Patterson	Sean Patterson	097 02 0A 468.00
(NAME)	(NAME)	
1783 Stonewater Drive	1783 Stonewater Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jeffery Allen Tinker, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sean Patterson and Katie M. Patterson, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 468 on the Final Plat of Villages of Riverwood, Section One, Phase 6A, of record in Instrument No. 20150804-0077139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery Allen Tinker, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 11/30/2015 and recorded 12/03/2015, of record in Instrument 201512030122116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 201508040077139, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, and Amendment recorded in Instrument 201508120080705, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4586, Page 242, Register's Office for Davidson County, Tennessee; Sanitary Sewer and Pumping Station Easement including terms and conditions thereof as recorded in Instrument 200512190152201, Register's Office for Davidson County, Tennessee; Storm Water Drainage Easement including terms and conditions thereof as recorded in Instrument 200512190152202, Register's Office for Davidson County, Tennessee; Declaration of Easement including terms and conditions thereof as recorded in Instrument 200812090118828, Register's Office for Davidson County, Tennessee; Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement including terms and conditions thereof as recorded in Instrument 201409030080257, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in

Karen Johnson Davidson County
Batch# 341096 DEEDWARR
01/09/2020 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200109-0003197

202001090003197

the Quitclaim Deed to the Homeowner's Association of record in Instrument 201508120080704, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1783 Stonewater Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of September, 2019.

Jeffery Allen Tinker

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery Allen Tinker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of September, 2019.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

