Karen Johnson Davidson County
Batch# 398031 DEEDWARR
05/11/2020 07:22:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20200511-0048360

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Royster	Pamela Royster	
(NAME)	(NAME)	
413 London Ct.	413 London Ct.	149020D02600CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Anitoch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Allison Y Patton, an unmarried person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Royster, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE, HER 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. 26 on the Plan of Piccadilly Subdivision, Section Four of record in Book 6900, Page 481, 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 Allison Y. Patton, an unmarried person by Quitclaim Deed from William Patton, Jr., an unmarried person of record in Instrument No. 20181017-0102828, Register's Office for Davidson County, Tennessee, dated October 07, 2018 and recorded on October 17, 2018. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 481, Book 7391, Page 346, as re-recorded in Book 7396, Page 123; Book 6236, Page 683, Book 6236, Page 730, as amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, Page 739, By-Laws of record in Book 6236, Page 708, as amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, in the Register's Office for Davidson County, Tennessee. Charter for the Piccadilly Homeowners Association of record in Book 6236, Page 703, as amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Book 7288, Page 963 and Book 7288, Page 964. Information Brochure of record in Book 6236, Page 726, Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439, Storm Water Detention Agreement of record in Book 7285, Page 445, Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187 and Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee. Power Line Easement of record in Book 6298, Page 491. **Located** in the Register's Office for Davidson County, Tennessee **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 413 London Ct. Antioch, TN 37013

(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 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.

Witness my hand this 29 day of April, 2020.

Allison Y Patton
Allison Y Patton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allison Patton and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of April, 2020.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-08-2022

True Copy Certification

I, KRISTEN TRAINI, do hereby 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER