WARRANTY DEED

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Evans Patton and Ann Carol Patton	NEW OWNER	171030A01200CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 419183 **DEEDWARR** 06/18/2020 12:41:36 PM 2 pgs Fees: $13.00 Taxes: $1,720.50
5113 Fredericksburg Way		
(ADDRESS)	(ADDRESS)	20200618-0064310
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer H. Smith and James Ryan Smith, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Evans Patton and Ann Carol Patton, husband and wife,** 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. 126, Section 1B, Fredericksburg, of record in Book 7900, Page 552, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Hunter, unmarried now known as Jennifer H. Smith by deed dated February 11, 2005 from Richard F. Wells and wife, Kathleen Pust Wells of record in Instrument No. 20050215-0017127, Register's Office for Davidson County, Tennessee.

Jennifer L. Hunter N/K/A Jennifer H. Smith

unimproved ☐

This is improved ☑ property, known as 5113 Fredericksburg Way, Brentwood, TN 37027
(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 lanc 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/our hands this 12th day of June, 2020.

Jennifer H. Smith

Jennifer H. Smith

James Ryan Smith joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Jennifer H. Smith

State of Tennessee
County of Davidson

On this 12th day of June, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Jennifer H. Smith and James Ryan Smith,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the withir instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 12th day of June, 2020.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Patton