This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 431942 DEEDWARR
07/07/2020 12:20:50 PM 2 pgs
Fees: $13.00 Taxes: $329.30
20200707-0073096

NEW OWNER:
Stephan Britt and
Maureen Britt
4249 Andrew Jackson Pkwy
Hermitage TN 37076

SEND TAX BILL TO:
New owner

MAP & PARCEL:
5. **75-11-279.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Pate, Unmarried, and Robin Hawkins, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Stephan Britt and Maureen Britt, husband and wife, hereinafter called the Grantee, their heirs and assigns, a certain tract or or parcel of land in Davidson, Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106B on the Plan of the Zone Lot Division of lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger I. Poole, by Quit Claim Deed from Clarice E. Poole, dated 8/4/1993 and recorded 8/21/2007, of record in Instrument No. 20070821-0099910, Register's Office for Davidson County, Tennessee. Being further conveyed to Paul Pate, unmarried and Robin Hawkins, unmarried, by Warranty Deed from _____, dated ____ and recorded _____ of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2020 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

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, his heirs and assigns, forever;

AND **Paul Pate and Robin Hawkins,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Paul Pate and Robin Hawkins,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 4249 Andrew Jackson Pkwy., Hermitage, TN 37076

Executed on this 18th of June, 2020.

Paul Pate

Robin Hawkins

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Paul Pate and Robin Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 18th of June, 2020.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, 18th of June, 2020.

Notary Public

My Commission Expires: 1/23/23