Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1368

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2020

Notary Public

Commission Expires: 12-11-23

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 435861 DEEDWARR
07/13/2020 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $915.75
20200713-0076096

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis D. Patterson and Michelle R. Patterson 375 Nichols Lane Gallatin, TN 37066	New Owners	082-03-0-524.00

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,

Fannie L. Covington, unmarried, and Cortex Butler, an unmarried man, as joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis D. Patterson and Michelle R. Patterson, 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. 32 on the Plan of Sharpe and Crutcher's Addition to East Nashville of record in Plat Book 57, Page 82, 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 Shelia D. Hudson and Willie L. Covington by Warranty deed from Lawrence E. Watson and Susann M. Watson, as Tenants in common of record in Book 5236, page 232, Register's Office for Davidson County, Tennessee, dated December 8, 1977 and recorded on December 22, 1977.

Being the same property conveyed to Willie L. Covington by Quitclaim deed from Sheila D. Hudson Covington of record in Book 6476, page 267, Register's Office for Davidson County, Tennessee, dated January 17, 1985 and recorded on January 17, 1985.

Being the same property conveyed to Fannie L. Covington and Juana Butler, with right of survivorship by Quitclaim deed from Fannie L. Covington of record in Book 10756, page 282, Register's Office for Davidson County, Tennessee, dated January 12, 1998 and recorded on January 13, 1998.

Being the same property conveyed to Fannie L. Covington, unmarried by Quitclaim deed from Fannie L. Covington and Juana Butler of record in Book 11758, page 160, Register's Office for Davidson County, Tennessee, dated November 19, 1999 and recorded on November 29, 1999. Affidavit of Inheritance recorded on Book 10756, Page 281.

Being the same property conveyed to Fannie L. Covington, unmarried, and Cortex Butler, an unmarried man, as joint tenants with rights of survivorship, by Quitclaim Deed from Fannie L. Covington, unmarried, of record in Instrument Number 20200609-0059037, Register's Office for Davidson County, Tennessee, dated May 14, 2020, recorded on June 9, 2020.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 907 N 5th Street, Nashville, TN 37207

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 so 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.

Dated this the 9th day of July, 2020.

Fannie L. Covington

Cortex Butler

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Without Prejudice
Pursuant to UCC 1-308

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fannie L. Covington and Cortex Butler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarkvsille, Tennessee this 9th day of July, 2020.

Notary Public
My Commission Expires: 12-11-23 CM

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

