WARRANTY DEED

File #2020073180

Vanessa E. Allen Rutherford County NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Wadlington	Loandepot.com, LLC	081-12-4B-002.00-CO
(NAME)	(NAME)	
1404B 10th Avenue	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Foothill Ranch, CA. 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 465778 **DEEDWARR**
08/28/2020 09:41:23 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200828-0097739

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/WE, **David Christopher Patton, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Wadlington, a married man,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1404 10th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090959 and amended in Instrument No. 20180711-0066920 and being shown on Plat attached thereto as an Exhibit 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 David Christopher Patton, an unmarried man by Warranty Deed from Nashville Redefined, LLC and Ye Jia Xue, an unmarried woman of record in Instrument No. 20181113-0111691 Register's Office for Davidson County, Tennessee, dated November 7, 2018 and recorded on November 13, 2018.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee; subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Homes at 1404 10th Avenue North of record in Instrument Number 20170905-0090959, Register's Office for Davidson County, Tennessee.; By-Laws of record in Instrument Number 20180711-0066920, in the Register's Office for Davidson County, Tennessee.; Charter for HOA of record in Instrument Number 20170905-0090958, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1404B 10th Avenue North, Nashville, TN 37208**

(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 our hands this 21st day of August, 2020.

David Christopher Patton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared David Christopher Patton , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of August, 2020.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128