THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35687-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $364,900.00. Affiant Subscribed and sworn to before me this 15th day of September, 2020. Notary Public My Commission Expires: 7/9/22

WARRANTY DEED

Address New Owner: Thomas Sullivan, Paige A. Muirhead 564 Valleywood Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 14714006100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan R. Packer and Amy L. Packer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Sullivan and Paige A. Muirhead, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 564 Valleywood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2020.

Nathan R. Packer by ____, Atty-In-Fact
Nathan R. Packer, by Gerald G. Patterson, his attorney-in-fact

Amy L. Packer by ____, Atty-In-Fact
Amy L. Packer, by Gerald G. Patterson, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Nathan R. Packer, and he is authorized by Nathan R. Packer to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of September, 2020.

Notary Public

My Commission Expires:
STATE OF TENNESSEE 10-2-2023
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amy L. Packer, and he is authorized by Amy L. Packer to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of September, 2020.

Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 477006 DEEDWARR
09/16/2020 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20200916-0105878 202009160105878

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Whispering Hills, Section II-B, of record in Plat Book 2331, page 155, corrected in Book 2641, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathan R. Packer and Amy L. Packer, husband and wife, by deed dated March 27, 2014 from Lucy M. Welden Pinson, married, of record in Instrument No. 20140327-0025482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14714006100.
2. All matters appearing on the Plan of record as Book 2331, page 155, corrected in Book 2641, page 76, Register's Office for Davidson County, Tennessee.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 879352

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

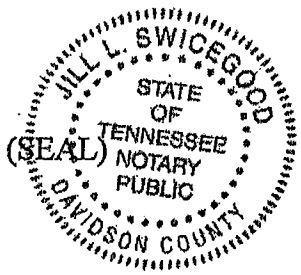
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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