Karen Johnson Davidson County
Batch# 493628 DEEDWARR
10/09/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201009-0117884

1-8991-AP

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Madeline Deets
Affiant

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2020.

Notary Public
MY COMMISSION EXPIRES: 9-24-22
File No. G20-10422

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Kisner (NAME)	Colten Mortgage (NAME)	082-03-0-524
150 Fernwood Dr. (STREET ADDRESS)	361 Mallory Station Road, Suite 105 (STREET ADDRESS)	
San Rafael CA 94901 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Travis D. Patterson and Michelle R. Patterson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Kisner,** a single 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 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 Travis D. Patterson and Michelle R. Patterson, husband and wife by Deed dated July 9, 2020 from Fannie L. Covington, unmarried, and Cortex Butler, an unmarried man, as joint tenants with rights of survivorship, recorded July 13, 2020, in Instrument Number 20200713-0076096, Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 4573, page 702, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Travis D. Patterson and Michelle R. Patterson is signed by his/her duly appointed Attorney-in-fact Sharon Laviola, pursuant to the Power of Attorney recorded in Record Book __202010090117883__, said Register's Office.

This is improved property, known as 907 North 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 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. Whenever 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 hand(s) this 8th day of October, 2020.

x Travis D Patterson by Sharon Laviola his Attorney In Fact
Travis D. Patterson by Sharon Laviola, his Attorney-In-Fact

x Michelle R Patterson by Sharon Laviola her Attorney In Fact
Michelle R. Patterson by Sharon Laviola, her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sharon Laviola, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of October, 2020.

Notary Public My Commission Expires: 3/21/22

MICHAEL MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

