WARRANTY DEED

Karen Johnson Davidson County
Batch# 494475 DEEDWARR
10/14/2020 08:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20201014-0119118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7·20·2024

(AFFIX SEAL)

JM-SB-BMR-20-450

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dean Hamack	~~NEW OWNER~~ Bancorp South Bank	
(NAME)	(NAME)	071-01-0A-006.00CO
450 Monticello Street	2778 West Jackson St.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACEY K. PATTERSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEAN HAMACK, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of The Woods at Monticello, Phase 1, A Cluster Lot Development of record in Plat at Instrument No. 20091216-0114519, 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 Tracey K. Patterson, unmarried by Warranty deed from Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit Corporation of record in Instrument No. 20121115-0105309 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 15, 2012.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20091216-0114519, Which voids, Vacates & supercedes in Plat Book 547, Page 179, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20090528-0049122 and amendment recorded in Instrument No. 20140617-052867, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of The Woods at Monticello Homeowners' Association of record in Instrument Number 20140617-0052868, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20090529-0049581, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6407, Page 360, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 10219, Page 509 and Book 10224, Page 148, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 10183, Page 217, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Instrument Number 20090505-0040906, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4297, Page 397 and Instrument Number 20040308-0026393, in the Register's Office for Davidson County, Tennessee.
- Deed to Metropolitan Government of Nashville of record in Book 4027, Page 266, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds to HOA of record in Instrument Number 20171122-0119984, Instrument No. 20171122-0119985 and Instrument No. 20171122-0119986, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **450 Monticello Street, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 8th DAY OF OCTOBER, 2020.

Tracey K. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACEY K. PATTERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021