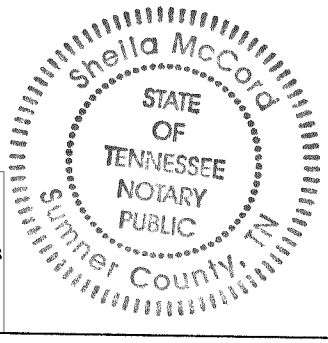
WARRANTY DEED

Karen Johnson Davidson County
Batch# 509330 DEEDWARR
11/05/2020 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20201105-0129875



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Debbie A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Sheila McCord
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricky Bailey	Guaranteed Rate, Inc	
(NAME)	(NAME)	
1432 Stoner Ridge	3940 N Ravenswood Ave	075110A07100CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Chicago, IL 60613	
(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 considerations, the receipt of which is hereby acknowledged, **We Dustin Patton and Kerri Patton, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ricky Bailey and Jason T. Schales**, _____ hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 66 on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dustin Patton and Kerri Loftis, both unmarried, tenancy in common with rights of survivorship by Warranty Deed from Craig A. Cornelison and wife, Lisa T. Cornelison, dated 03/31/2016 and recorded 04/06/2016, of record in Instrument 201604060033117, Register's Office for Davidson County, Tennessee.

The said Kerri Loftis having since married to Dustin Patton is now known as Kerri Patton. Kerri Loftis and Kerri Patton are one in the same person.

All matters shown on the plat of record in Plat Book 9700, Page 984, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10337, Page 102, Instrument 200003130025560 and Instrument 200206240075432, Register's Office for Davidson County, Tennessee. Easement of record in Book 6838, Page 485 and re-recorded of record in Book 10613, Page 652, Register's Office for Davidson County, Tennessee. Easement Contained in Warranty Deed of record in Book 7404, Page 562, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11497, Page 601, Register's Office for Davidson County, Tennessee. Rights of others under the terms and conditions contained in the Charter of record in Book 11114, Page 771, Register's Office for Davidson County, Tennessee. Quit Claim Deed to Heritage Meadows Homeowners Association Inc of record in Instrument 200901150003848, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 940041
Warranty Deed TN

unimproved ☐

This is improved ☒ 1432 Stoner Ridge, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 30th day of October, 2020.

Dustin Patton by Kerry Patton his atty in fact Date: 10/30/2020
Dustin Patton by Kerry Patton his atty in fact

Kerri Patton
Kerri Patton

State of Tennessee
County of Wilson

On this 30th day of October, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kerri Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Dustin Patton, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. : 202011050129874, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of October, 2020.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerri Patton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of October, 2020.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 940041
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY