Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0169

Karen Johnson Davidson County
Batch# 528605 DEEDWARR
12/10/2020 09:50:59 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20201210-0144303

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2020

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis Patterson 375 Nichols Lane Gallatin, TN 37066	NEW OWNER	051-03-0-012.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **Don Comp, Trustee under the Revocable Trust Agreement of Don Comp and Edna I. Comp dated July 8, 1997, as amended and restated on May 16, 2018** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis Patterson and Michelle Patterson, husband and wife

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 10 on the Plan of Blair Heights, Section One, as of record in Book 2133, Page 18, 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 previously conveyed to Don Comp and wife, Edna I. Comp by Warranty Deed from Louise B. True, unmarried, dated 4/28/2000 and recorded 5/1/2000 in Instrument Number 20000501-0042581, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Don Comp, Trustee under the Revocable Trust Agreement of Don Comp and Edna I. Comp dated July 8, 1997, as amended and restated on May 16, 2018, by Quitclaim Deed from Don Comp (a married man), dated 5/16/2018 and recorded 6/4/2018 in Instrument Number 20180604-0052750, Register's Office for Davidson County, Tennessee.

Edna I. Comp has since died on 10/8/2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 717 Vantrease Road Madison, TN 37155.

Record and Return to:
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Hendersonville, TN 37075

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of November, 2020.

Don Comp, Trustee under the Revocable Trust Agreement of Don Comp and Edna I. Comp dated J uly 8, 1997, as amended and restated on May 16, 2018

By: Don Comp TRUSTEE
Don Comp, ~~Trustee~~

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Don Comp, Trustee of Don Comp, Trustee under the Revocable Trust Agreement of Don Comp and Edna I. Comp dated July 8, 1997, as amended and restated on May 16, 2018** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1811 SR 44 New Smyrna Beach FL, Florida this 24th day of November, 2020.

ALICE D. PACITTI
Notary Public - State of Florida
Commission # GG 274079
My Comm. Expires Dec 28, 2022

Alice Pacitti
Notary Public
My Commission Expires: 12/28/22

(Notary Seal)