Tax Identification No. 064-02-0-075.00

This Instrument Was Prepared By:
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109 Westpark Drive, STE 230
Franklin, TN 37067
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Send Tax Bills To:

(C7)
~~SAME AS NEW OWNER~~ Mortgagee

New Owner:

Patrick Laddell Gatlin
417 Rolling Mill Rd
Old Hickory, TN 37138

Mortgagee:

Southwest Funding, LP
13150 Coit Road, Ste. 100
Dallas, TX 75240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JUANITA LEVIS, a single woman**, Grantor, has bargained and sold and by these presents does transfer and convey unto **PATRICK LADDELL GATLIN, a single man**, Grantee, his successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 215 on the Plan of Brandywine Farms, Section 12, of record in Plat Book 4600, Page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 215 fronts 150 feet on the Northeasterly side of Rolling Mill Road and runs back 319.46 feet on the Northwesterly line and 349.29 feet on the Southeasterly line to a line in the rear which measures 130 feet.
>
> Being the same property conveyed to Juanita Levis, a single woman, by Warranty Deed from David G. Hathcock and Cheryl W. Hathcock, husband and wife, of record in Instrument No. 20160913-0096161, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

This is () unimproved (x) improved property with an address of 417 Rolling Mill Road, Nashville, TN 37138.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Taxes and assessments for the year 2021 and subsequent years, not yet due and payable. 2) All matters appearing on the plat of record in Plat Book 4660, page 51, Register's Office of Davidson County, Tennessee. 3) Restrictions of record in Book 4728, page 568, and amended in Book 9027, page 222, Register's Office of Davidson County, Tennessee. 4) Easement of record in Book 3963, page 235, Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 552004 DEEDWARR
01/11/2021 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20210111-0004815

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 8th day of January, 2021.

JUANITA LEVIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JUANITA LEVIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 8th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 2-19-2024

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Hundred Twenty-Five Thousand and no/100 ($625,000.00) Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of Jan., 2021.

NOTARY PUBLIC

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

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 05-30-2021