Karen Johnson Davidson County
Batch# 587027 DEEDWARR
03/08/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20210308-0029926

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of March, 2021.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Smith Revocable Trust 3919 Vailwood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 13 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spencer Patton and Carli Patton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Smith, Trustee of the Julie Smith Revocable Trust, dated December 31, 2019**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Part Three Wallace Subdivision, as shown on plat of record in Plat Book 1130, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Spencer Patton and Carli Patton, husband and wife, by Warranty Deed from Angela M. Watts and Robert S. Watts, wife and husband, of record in Instrument No. 20110811-0062032, in the Register's Office of Davidson County, Tennessee, dated May 05, 2011, and recorded on August 11, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part Three Wallace Subdivision, as recorded in Plat Book 1130, Page(s) 82.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1372, Page 516; Book 1417, Page 141 and amended in Book 1714, Page 575.

Easement for Water Line, recorded in Book 1037, Page 572.

This is improved property located at 3919 Vailwood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2021.

Spencer Patton

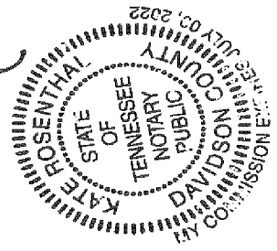
Carli Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer Patton and Carli Patton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2021.

Notary Public
My Commission Expires: _____



True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Crowder, Notary Public

My Commission Expires on 8/20/24

