THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210535293** Karen Johnson Davidson County Batch# 659297 DEEDWARR 06/17/2021 02:18:30 PM 3 pgs Fees: $18.00 Taxes: $2,960.00 20210617-0082122	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this ~~15th~~ 16th day of June, 2021. Jennifer Russell Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: James Lee Salamon and Cheryl Juleen Salamon 5134 Regent Drive Nashville TN 37220	Send Tax Bills To: AMERIS BANK 1800 Parkway Place Suite 820 Marietta, GA 30067	Tax Information: Tax Parcel ID No. 146 15 0 048.00

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, **Luke G Patterson and Christy T Patterson, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **James Lee Salamon and Cheryl Juleen Salamon, husband and wife**, ("Grantees"), their 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(s) No. 260, as shown on the map entitled the Plan of Haileywood Estates, Section 8-D, of record in Plat Book 3500, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 260 fronts 110.9 feet on the easterly side of Regent Drive, and runs back between lines, 354.7 feet on the northerly side which is a broken line and 325.1 feet on the southerly side to a line in the rear, measuring 89.7 feet thereon.

Being the same property conveyed to Luke G. Patterson and Wife, Christy T. Patterson, by Warranty Deed from Douglas Bryan Nichols, Emma Faye Nichols Hayes, Randel Wade Nichols, and Teresa K. Nichols, of record in Instrument No. 20081009-0102549, in the Register's Office of Davidson County, Tennessee, dated October 7, 2008 and recorded on October 9, 2008.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haileywood Estates, Section 8-D, as recorded in Plat Book 3500, Page(s) 7.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3501, Page 476.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6335, Page 939.

This is improved property located at 5134 Regent Drive Nashville TN 37220

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 15th day of June, 2021.

Luke G Patterson

Christy T Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luke G Patterson and Christy T Patterson, 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 15th day of June, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

