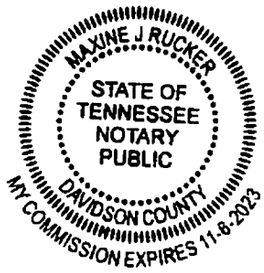
WARRANTY DEED

File #2021090017



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Will Gonda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021.

Maxine J Rucker
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole M. McLaurine	First Community Mortgage	149-10-0-056.00
(NAME)	(NAME)	
5032 Pebble Creek Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Patton and wife, Cindy Patton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole M. McLaurine, unmarried woman** 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 Davidson County, Tennessee, being Lot No. 97 on the Plan of Oakwood Subdivision, Phase Six, Section One of record in Plat Book 7900, Page 419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Patton and wife, Cindy Patton by Warranty deed from Timothy E. Fenn and Wife, Callye Fenn of record in Instrument No. 20030605-0077678 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 05, 2003.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 7900, Page 419 and Instrument of Correction of record in Book 8705, Page 870, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 9781, Page 987, Book 9781, Page 991 and in Book 10650, Page 785, Register's Office for Davidson County, Tennessee; Charter for Oakwood Homeowner's Association of record in Book 7981, Page 474, Book 7954, Page 508 and Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee.; Dedication of Landscape Easement of record in Book 9428, Page 448, in the Register's Office for Davidson County, Tennessee.; Deed of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6881, Page 320, in the Register's Office for Davidson County, Tennessee.; Right-of-Way Easement to AT and T of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **5032 Pebble Creek Drive, Antioch,TN,37013**
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 749807 DEEDWARR
11/05/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211105-0147951

Witness our hands this 28th day of October, 2021.

Michael Patton

Cindy Patton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Michael and Cindy Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of October, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/1/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 11/01/2021
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021**.

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023