Karen Johnson Davidson County
Batch# 779221 DEEDWARR
12/23/2021 11:11:00 AM 3 pgs
Fees: $18.00 Taxes: $1,571.07
20211223-0169736

GENERAL WARRANTY DEED

This Instrument Was Prepared By and return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Eric Flakes **9073 Ristau Drive** **Antioch, TN 37013**	**Southwest Funding, LP** **13150 Coit Road, Ste 100** **Dallas, TX 75240**	**182-06-0B-031.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$424,613.00**

Affiant

Sworn to and subscribed before me this 20th day of December, 2021

Notary Public
My commission expires: 8-2-2025

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Patterson Company, LLC, a Tennessee limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Eric Flakes and Ashley Northington, husband and wife** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Major Subdivision Final Plat, Old Hickory Crossing, Phase 1, of record as Instrument No. 20210628-0087595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RICHARD D. MCCADAMS, AN INDIVIDUAL, of record as Instrument No. 20210816-0110429, dated August 11, 2021, said Register's Office.

This is improved property known as **9073 Ristau Drive, Antioch, TN 37013**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 20th day of December, 2021.

GRANTOR:

PATTERSON COMPANY, LLC, a Tennessee limited liability company

By: _____
Tanya M. Yarbrough, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tanya M. Yarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself to be the Vice President of Patterson Company, LLC, the within named bargainor, a limited liability company, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Tanya M. Yarbrough, as Vice President.

Witness my hand, at office, this 20th day of December, 2021.

_____
Notary Public

My Commission Expires: 10.26.24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20210628-0087595, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20130630-0088694, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20180430-004397, said Register's Office.

5. Storm Water Detention Agreement of record as Instrument No. 20060918-0114872, said Register's Office.