Karen Johnson Davidson County
Batch# 795126 DEEDWARR
01/25/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20220125-0009061

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
36805
The actual value or consideration, whichever is greater, for this transfer is $407,500.00.

Affiant

Sworn to and subscribed before me this 7th day of January, 2022.

Notary Public
My Commission Expires:

JELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Sean W. Dodge and John A. Hie		Cadence Bank	
4513B Granny White Pike	212 Thompson Park Drive	PO Box 3356	119-10-0B-026.00-CO
Nashville, TN 37204	Nashville, TN 37211	Tupelo MS 38803-3356	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Stephen Ray Patton and Katherine Anne Patton, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Sean W. Dodge, a married man, and John A. Hie, a married man, as tenants in common,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 26 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, and amended in instrument No. 20190416-0034865, and of record in Instrument No. 20190416-0034867, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Stephen Ray Patton and Katherine Anne Patton, husband and wife by Warranty deed from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20190521-0048100 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 21, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Instrument Number 20180207-0012545, amended By Instrument No.20180412-0034489 and Instrument No. 201812070119643, and Instrument No. 20190416-0034865, and Instrument No. 20190416-0034867, and Instrument No. 20200114-0004976, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of January, 2022.

Stephen Ray Patton

Katherine Anne Patton by Stephen Ray Patton, her attorney in fact her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Stephen Ray Patton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen Ray Patton,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Katherine Anne Patton**, and acknowledged that he executed the same as the free act and deed of the said **Katherine Anne Patton**.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 1/7/22.

George E. Mudter, Jr.
Dated 1/7/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 1/7/22

My commission expires 10/2/2023

