PREPARED BY LYNN OMOHUNDRO, ATTOR
P.O. BOX 540, Sparta, TN 38583
931-836-2226

Karen Johnson Davidson County
Batch# 957016 DEEDWARR
01/03/2023 09:22:19 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20230103-0000099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged I, **LINDA SUE PATTON, formerly known as Linda Sue Whiteaker,** have this day bargained and sold, and do hereby transfer and convey unto **VISTA INVESTMENT GROUP, LLC,** its successors and assigns, certain real estate which is located in Davidson County, Tennessee, described as follows:

Map 96, Group 11, Parcel 75.00

Being Lot No. 621 on the Map of Cloverhill, Section No. VIII, as of record in Book 2331; Pages 10 and 11, Register's Office for said County/

Said Lot No. 621 fronts 65 feet on the Northeasterly side of Templewood Court and extends back 198 feet on the Northwesterly line and 188 feet on the Southeasterly line, to a line in the rear on which it measures 97 feet.

Being the same property conveyed to Linda Sue Whiteaker, (n/k/a Linda Sue Patton), by Warranty Deed, from James H. Sawyer and wife, Karen L. Sawyer, of record in Book 6637, Page 225, in the Register's Office for Davidson County, Tennessee, dated August 15, 1985 and recorded August 23, 1985.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

SEND TAX NOTICES
TO NEW OWNERS: Vista Investment Group, LLC
1208 Ainlay Dr.
Nashville, TN 37217

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Witness, this 20th day of December, 2022.

BY: Linda Sue Patton
LINDA SUE PATTON

STATE OF TENNESSEE)
)
COUNTY OF WHITE)

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, LINDA SUE PATTON, formerly known as Linda Sue Whiteaker, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 3/19/24



STATE OF TENNESSEE)
)
COUNTY OF WHITE)

The actual consideration or value whichever is greater, for this transfer is $187,000.00.

AFFIANT

Sworn to and subscribed before me,
this 20th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 3/19/24

LYNN OMOHUNDRO
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY