File No. 260501230

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/06 10:56 2 pgs
Fees:13.00 Taxes:168.35

20060620-0073398

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 2008~~ 11/25/2008

(AFFIX SEAL)

THERE IS NO TAX DUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A Place In The Sun Inc.	A Place In The Sun Inc.	Map 072-10-0 Parcel 220.00
(NAME) 5543 Edmondson Pike, Ste 68	(NAME) 5543 Edmondson Pike, Ste 68	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **George H. Patton, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A Place In The Sun Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, its SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 11th Civil District of Davidson County, Tennessee, being lot Nos. 3 & 4, on an unrecorded plan of lots described according to a survey made by Pete Meyer, of February 17, 1946, and also described according to a survey made by TR Sanford, Surveyor dated June 27, 1961 as follows:

Beginning at a point in the center of Northview Avenue 249 feet south of the center line of Moneta Avenue; thence North 88° 45' West, 147.5 feet, more or less, to the easterly margin of the L & N Railroad right-of-way; thence southerly along said right-of-way 120 feet to a point; thence south 88° 45' East 161.5 feet, more or less, to the center line of Northview Avenue; thence with the center line of same northerly 120 feet to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT, TO-WIT:

Land in the 7th Councilmanic District of Davidson County, Tennessee, being all of Lot No. 4 on the unrecorded plan of lots according to a survey by Pete Meyer dated February 17, 1946 and T.R. Sanford Dated June 27, 1961, described more particularly according to a survey dated June 15, 2006 by Mark Devendorf (TN RLS No. 1838) as follows:

Beginning at an iron pipe (old) on the westerly margin of Northview Avenue (40' wide Right-of-way), said pipe being the northeast corner of the Valerie R. Perry and Barbara S. Counts land (Book 7425, page 795, Register's Office for Davidson County, Tennessee); thence leaving said margin with said Perry/Counts N 88° 45' 00" W 143.62 feet to an iron rod (new) in the easterly margin of a railroad right of way; thence with said railroad right of way N 08° 21' 27" E 60.00 feet to an iron rod (new) at the southwest corner of the George H. Patton land (Book 10486, page 239, RODC, TN); thence with said Patton S 88° 55" 14" E 136.58 feet to an iron rod (old) in said westerly margin of Northview Avenue; thence with the said westerly margin S 01° 37' 18" W 59.95 feet to the point of beginning, containing 0.19 acres more or less.

Being part of the same property conveyed to George H. Patton and wife, Jewel A. Patton, by Warranty Deed dated April 6, 1967 of record in 4119, Page 621, and further conveyed to George H. Patton by Quitclaim Deed dated May 14, 1997 of record in Book 10486, Page 239 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to Subject to Rights of L&N Railroad; Subject to the Right-of-Way for Northview Cove, as much as lies therein; area or content of the subject property is not guaranteed; all in the Register's Office for Davidson County, Tennessee; Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1706 Northview Ave., Nashville, TN 37216

(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 GRANTEE, its successors and or its assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Witness my/our hand(s) this 19th day of June 2006

George H. Patton

George H. Patton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George H Patton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of June, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260501230

RETURN TO:

Southern Title Services
547 N. Mt Juliet Road, Ste 100
Mt. Juliet, TN 37122