WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/07 13:15 5 pgs
Fees:28.00 Taxes:136.90
20070517-0059155

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: June 14, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky L. Patton	Owner	081-07-0-171.00 & 081-07-0-170.00
(NAME) 2622 Tiffany Drive	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, WE, **Big Rock Construction, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky L. Patton**, 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 Nos. 43 & 44 on the Plan of Shield's Second Addition to North Nashville**, as of record in Book 57, page 146, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Big Rock Construction, Inc. by quitclaim deed of Participation, Inc. of record in Book 1117, page 90, said Register's Office, dated 09/11/98. See also quitclaim deed of record in Book 10934, page 763, said Register's Office and Final Decree of Chancery Court for Davidson County, TN of record in Book 11359, page 888 and page 890, said Register's Office.

Subject to: 2007 Taxes constitute a lien against said property but are not yet due and payable, which have been prorated and assumed by the Grantee. All matters appearing of record in Plat Book 57, page 146, Register's Office of Davidson County, TN.

unimproved ☒

This is improved ☐ property, known as 1716&1718 St. Louis Street, Nashville, TN 37208
(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.

Witness my hand this 17th day of April, 2007.

Big Rock Construction, Inc.

By: Baily Heflin

Title: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Baily Heflin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President of Big Rock Construction, Inc., the within named bargainor, a corporation, and that Baily Heflin, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President of said corporation

Witness my hand and official seal at Franklin, Tennessee this 17th day of April, 2006.

Commission expires: June 14, 2008

YVETTE LYN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Yvette Lyn Meldrum Notary Public

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