WARRANTY DEED

File Number: 70304

Davidson County DEEDWARR
Recvd: 08/07/07 12:41 4 pgs
Fees:23.00 Taxes:86.33
20070807-0094235

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,333.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MY COMMISSION EXPIRES
May 23, 2008

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Patton	Ricky Patton	09206037500
(NAME)	(NAME)	
711 28th Avenue North	711 28th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Jeffrey Jackson Wilkinson and Carlton Frederick Wilkinson and Robert Steven Wilkinson and Kathleen Lois Wilkinson and 1982 Trust for Dawn Wilkinson and BY: Robert Steven Wilkinson, TRUSTEE and BY: Jefferey Jackson Wilkinson, TRUSTEE and BY: Kathleen Lois Wilkinson, TRUSTEE and BY: Carlton Frederick Wilkinson, TRUSTEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky 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:

Tract No. I:
Being Lot No. 14 on the Map of L. C. Thuss Subdivision, of a part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County.

Said Lot No. 14 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fred W. Alsup by deed from Thomas Brooks, a widower, of record in Book 2740, page 397, Register's Office for Davidson County, Tennessee. The said Thomas Brooks reserves a life estate. The said Thomas Brooks having since died.

Tract No. II:

Being Lot No. 15 on the Map of L. C. Thuss' Subdivision of a part of the Barrow Lands, as of record in Book 547, page 102, register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Delois J. Wilkinson by deed of record in Book 6030, page 728, said Register's Office, the said Deloris J. Wilkinson having since died. The Will of Delois J. Wilkinson of record in Case No. 05P336 in the Seventh Circuit Court Davidson County, Tennessee, Probate Division, devised the subject property to the Trustees of 1982 Trust for Dawn Mari Wilkinson, an undivided 1/8 interest, Jefferey Jackson Wilkinson, an undivided 1/8 interest, Robert Steven Wilkinson, an undivided 1/8 interest, an undivided 1/8 interest, Kathleen Lois Wilkinson, an undivided 1/8 interest and Carlton Frederick Wilkinson, an undivided 1/8 interest.

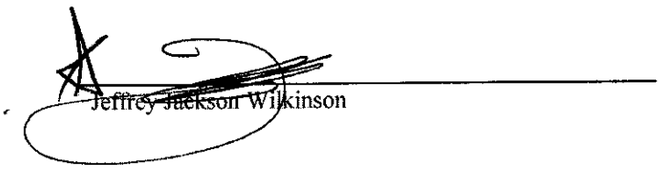
This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

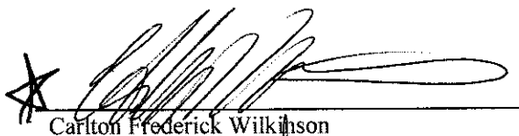
This is improved ☒ property, known as 711 28th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

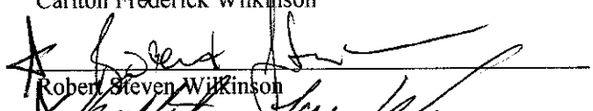
Witness our hands this 13th day of July, 2007.



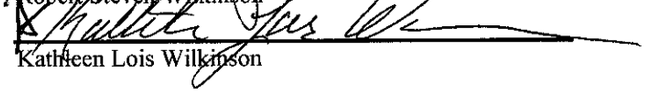
Jeffrey Jackson Wilkinson



Carlton Frederick Wilkinson

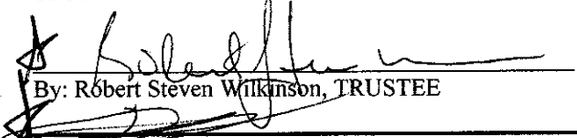


Robert Steven Wilkinson

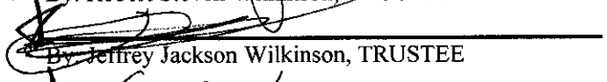


Kathleen Lois Wilkinson

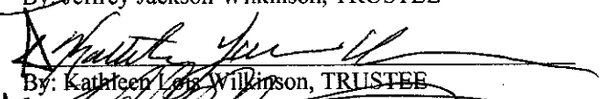
1982 Trust for Dawn Wilkinson



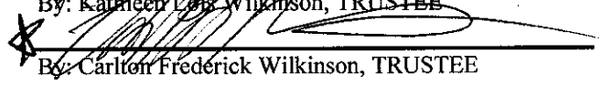
By: Robert Steven Wilkinson, TRUSTEE



By: Jeffrey Jackson Wilkinson, TRUSTEE



By: Kathleen Lois Wilkinson, TRUSTEE



By: Carlton Frederick Wilkinson, TRUSTEE

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Jefferey Jackson Wilkinson, Robert Steven Wilkinson, Kathleen Lois Wilkinson, and Carlton Frederick Wilkinson in their individual 1/5 interest , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to also be the TRUSTEES of 1982 Trust for Dawn Mari Wilkinson, the within named TRUSTEES, and that he/she as such TRUSTEE , executed the foregoing instrument for the purposes therein contained, by signing the name of the 1982 Trust for Dawn Mari Wilkinson by himself/herself as TRUSTEE, and their names individually with 1/5 interest.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel S. Bell Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010