WARRANTY DEED

File Number: 70306

Davidson County DEEDWARR
Recvd: 08/27/07 10:11 3 pgs
Fees:18.00 Taxes:55.50
20070827-0102242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/28/09
(AFFIX SEAL)

ANGELA HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

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
Accessible Builders Consortium Inc.	Accessible Builders Consortium Inc.	08110032200
(NAME) 2401 Osage St.	(NAME) 2401 Osage St.	~~XXXX22~~
(ADDRESS) Nashville, TN 37208	(ADDRESS) 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, I, Catherine R Patterson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Accessible Builders Consortium Inc., 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 the easterly 50 feet of the northerly 160 feet of Lot No. 21 on the map of the subdivision of the Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, register's Office for said County.

Said part of Lot No. 21 fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines, with the westerly margin of 24th Avenue North 160 feet to a dead line.

Being the same property conveyed to Ossie Jones and Catherine Fitzpatrick from Elliott Caldwell, unmarried on December 8, 1986 Book 7061 Page 798 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyrone Fitzpatrick, Catherine Patterson, and Curtis Fitzpatrick by operation of law from Catherine Fitzpatrick having since died, divesting all her right, title, and interest, in and to said real estate in her heirs at law by intestate succession, pursuant to Docket # 03P-785, filed for record on August 23, 2005, Instrument No. 20050823-0100484, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine Patterson by Quit Claim deed filed for record on August 8, 2007 from Curtis Fitzpatrick, Instrument No. 20070808-0095088 and Quit Claim Deed filed for record on August 15, 2007 from Tyrone Fitzpatrick, Instrument No. 20070815-0097556, in Register's Office for Davidson County, Tennessee.

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

unimproved ☑

This is improved ☒ property, known as 2401 Osage St., 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 21st day of August, 2007.

Catherine R Patterson

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine R. Patterson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Catherine R. Patterson executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2007.

Commission expires: 4/28/09

Notary Public

ANGE RRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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