File No. 281100345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-21-12
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/02/09 12:16 2 pgs
Fees:13.00 Taxes:395.90
20090102-0000247

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reva Roland	Pinnacle National Bank	092-07-0-192.00
(NAME)	(NAME)	
2206 Batavia Street	211 Commerce St. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37201	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **EDWARD PATTON, SR. AND EDWARD PATTON, JR.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **REVA ROLAND, UNMARRIED,** hereinafter called the grantee(s), Her 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 No. 25, 26 and 27, J. B. Davis Subdivision, as shown on plat of record in Plat Book 161, Page 123, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Said Lots Nos. 25, 26 and 27 front 25 feet each on the northerly side of Batavia Street and run back between parallel lines 158 feet, more or less to an alley.

Being the same property conveyed to Edward Patton, Sr., a married man and Edward Patton, Jr., a single man by Warranty Deed from Gay Lisa Levine Eisen, Trustee under the will of Sadye D. Fidelholtz, deceased of record in Instrument 20070314-0031246 on March 13, 2007 and filed for record on March 14, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 are a lien and are now due and payable; (2) Subject to all matters as set forth per Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee.

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 2206 Batavia 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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hands this 31st day of December, 2008.

Edward Patton Sr.

Edward Patton Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward Patton Sr. and Edward Patton Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of December, 2008.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 281100345

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075