WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Bonnie G. Garcia
Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM CARVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

R-VRE-09-2601

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie G. Garcia	NEW OWNER	
2601 Hillsboro Pike, Apt. F-3 (ADDRESS)	SAME (NAME)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	SAME (ADDRESS) (CITY) (STATE) (ZIP)	117-3-B-82.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THOMAS M. PATTON AND WIFE, TERRI PATTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BONNIE G. GARCIA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT F-3, THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 201, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5434, PAGE 665, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO THOMAS M. PATTON AND WIFE, TERRI PATTON BY WARRANTY DEED FROM JULIE BARRETT, MARRIED, RECORDED ON THE 2ND DAY OF SEPTEMBER, 1999 IN BOOK 11647, PAGE 389, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING (BUT NOT LIMITED TO) THOSE SHOWN IN BOOK 5200, PAGE 201; BOOK 5434, PAGE 708; INSTRUMENT NO. 20080416-0003861; BOOK 5441, PAGE 815; BOOK 5434, PAGE 665' BPPL 5487, PAGE 967; AHND BOOK 4808, PAGE 424, SAID REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 2601 Hillsboro Pike, Apt. F-3, Nashville, Tennessee 37215
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20090018374 DEEDWARR
Recvd: 03/19/09 11:04 2 pgs
Fees:13.00 Taxes:407.00

20090319-0024694

Witness my/our hand(s) this ___ day of March, 2009.

Thomas M. Patton

Terri Patton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Patton and Terri Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of March, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903