ADDRESS NEW OWNER:
Joseph V. Sweat and wife, Johanna C. Sweat
9076 Old Charlotte Pike
Pegram, TN 37143

SEND TAX BILL TO:
First Tennessee Bank N.A.
1 Mortgage Way
Mount Laurel, NJ 08054

MAP & PARCEL NOS.:
126-02-0 A 1 CO

BILL GARRETT, Davidson County
Trans:T20100037479 DEEDWARR
Recvd: 06/21/10 10:44 2 pgs
Fees:13.00 Taxes:513.01
20100621-0048065

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John D. Patton, an unmarried man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joseph V. Sweat and Johanna C. Sweat, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 9076 together with the Breezeway in Old Charlotte Pike Condominiums, a Horizontal Property Regime, located on Old Charlotte Road, Pegram, Davidson County, Tennessee, as described in a Master Deed recorded in Book 7627, Page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Old Charlotte Pike Condominiums contained in the Master Deed and Bylaws appended thereto, recorded in Book 7627, Page 656, said Register's Office, is incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John D. Patton from John Doyle Patton by Quitclaim Deed recorded on April 27, 2010, in Instrument No. 20100427-0031967, Register's Office for Davidson County, Tennessee.

This is property with a common address of **9076 Old Charlotte Pike, Pegram, TN 37143**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Master Deed in Book 7627, Page 649, said Register's Office; (3) By-Laws in Book 7627, Page 656, said Register's Office; (4) Charter for Homeowners Association in Instrument No. 20100427-0031968, said Register's Office.

JDP

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of June, 2010.

x John D. Patton

John D. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John D. Patton, an unmarried man,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **18th** day of **June 2010.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1003X038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $138,650.00

x Joseph V.
Affiant

Subscribed and sworn before me this 18th day of June, 2010.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013