Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11091235** BILL GARRETT, Davidson County Trans:T20110063763 DEEDWARR Recvd: 10/12/11 13:46 2 pgs Fees:13.00 Taxes:666.00 20111012-0079368	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this30th day of September, 20[illegible]. Notary Public My Commission Expires: [illegible] TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY LISHA C. BALDWIN

WARRANTY DEED

Address New Owner: William K. Dyer 323 Binkley Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-2-70.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations; the receipt of which is hereby acknowledged, **William Chad Patterson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William K. Dyer**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 334, CALDWELL HALL, SECTION THREE, as shown on plat of record in Plat Book 2900, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Chad Patterson by Warranty Deed from Barbara Ann West and Melody Woolwine Moore, recorded on the 8th day of June, 2007 in Instrument No. 20070608-0069086, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL, SECTION THREE, as recorded in Plat Book 2900, Page(s) 131.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 323 Binkley Dr Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2011.

Wm Chad Patterson by Josh Anderson Atty in fact

William Chad Patterson by Josh Anderson, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William Chad Peterson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014