BILL GARRETT, Davidson County
Trans:T20110072684 DEEDWARR
Recvd: 11/17/11 10:30 2 pgs
Fees:13.00 Taxes:425.50
20111117-0089861

WARRANTY DEED

RR11-0726

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Trevathan	Prime Lending, A Plains Capital Company (NAME)	
726 Myrtle St. (ADDRESS)	18111 Preston Rd. 3700 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas Tx 75252 (CITY) (STATE) (ZIP)	082-08-191.00

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, we JUSTIN CUTLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON R. TREVATHAN, 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:

unmarried person

Being Lot No. 198 of Block 2 of the Map of F.O. Beazley's McFerrin Addition to East Nashville, of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Wagon & Sumner, Engineers, dated August 3, 1971, as follows:

Beginning at an iron pin on the west margin of Myrtle Street, said iron pin being 35 feet south from the south margin of Cleveland Street; thence South 7 deg. 17 min. West, 50 feet to an iron pin; thence North 83 deg. 28 min. West, 150.00 feet to the east margin of Alley No. 717; thence with margin of said alley, North 7 deg. 17 min. East, 50.00 feet; thence South 83 deg. 28 min. East, 150.00 feet to the beginning.

Being the same property conveyed to Jesse Lee Patterson and wife, Carrie Patterson by deed from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen filed of record in Book 4612, Page 883, in the Register's Office for Davidson County, Tennessee.

The said Jesse Lee Patterson having since died leaving Carrie Patterson as surviving tenant by the entirety. The said Carrie Patterson having since died on June 15, 2002 leaving Mary Ann Patterson, Linda J. McKissick, Joyce L. Buchanan, Betty L. Cole, and Jesse L. Patterson, as her sole and only Heirs, as shown in Dockett No. 03P-264 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and by Affidavits of Heirship of record in Instrument No. 20110706-0051752 and Instrument No. 20110706-0051753, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin Cutler by deed from Joyce L. Buchanan and joined by her siblings, the heirs at law of Carrie C. Patterson, Mary Ann Patterson, Linda J. McKissick, Betty L. Cole, and Jesse L. Patterson filed of record in Instrument Number 20110706-0051754, in the Register's Office for Davidson County, Tennessee, dated June 21, 2011 and filed of record on July 6, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, page 136, Register's Office for Daivdson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 726 Myrtle St., Nashville, Tennessee 37206

(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.

Witness my/~~our~~ hand(s) this 15th day of November, 2011.

Justin Cutler

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2011, before me personally appeared Justin Cutler, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official seal~~, this the 15th day of November, 2011.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959