BILL GARRETT, Davidson County
Trans:T20120002621 DEEDWARR
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Fees:18.00 Taxes:338.13
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26B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Carolyn Elam	New Owner	Map and Parcel
3901 Whitland Place, #24		103-16-0-E-24.00CO
Nashville, TN 37205		14087

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sterling Trust Company Custodian FBO Warren Patterson IRA #075839** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Carolyn Elam , a single person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 24, as shown on plan of Whitland Place Condominiums, of record in Book 5200, page 597, together with an undivided 2.85% interest I the common elements of The Whitland Place Homeowner's Association, as described in Book 6131, page 722, et seq., said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sterling Trust Company Custodian FBO Warren Patterson IRA #075839 by Warranty deed from Plastic Surgery Associates of Nashville Pension Plan of record in Instrument No. 20050307-0024736, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the plan recorded in Book 5200, page 597, including, but not limited to, any building setback lines and/or easements lying within the lots described above.
3. Charter of Whitland Place Homeowners Association, recorded in Book 6109, page 993, said Register's Office for Davidson County, Tennessee.
4. Master Deed establishing Whitland Place Homeowners Association under Master Deed of record in Book 6131, page 722 and any amendments thereto.
5. Restrictions of record in Book 6350, page 824, said Register's Office, together with the terms and conditions contained therein as well as in the Lease Agreement referred to therein, which Lease Agreement is between University of Nashville (Montgomery Bell Academy) as landlord and B.V.T. Whitland House, Ltd., as tenant, which appears of record in Book 6051, page 518, said Register's Office.
6. Sewer Easement of record in Book 3464, page 278, said Register's Office.

This is improved property commonly known as 3901 Whitland Place, # 24, Nashville, Tennessee 37205.

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[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $91,387.50.

Affiant

Subscribed and sworn to before me this 21st day of December, 2011.

Notary Public

VICKI W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-24-15

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 above.

And Grantor does further covenant and bind itself, its' heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their her and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of ~~December~~ January, 2011.

Sterling Trust Company, Custodian
FBO Patterson IRA #075839

BY:

Reviewed and Approved by:

Warren Patterson

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STATE OF TEXAS
COUNTY OF McLennan

Before me, the undersigned a Notary ~~Public, in and~~ for the State and County aforesaid, personally appeared Natalie Thompson with whom I ~~am~~ personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Auth. Signer of Sterling Trust Company, Custodian FBO Warren Patterson IRA #075839, and that he/she as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as Auth. Signer.

WITNESS my hand and official seal at ~~Nashville, Tennessee,~~ Waco, Texas this 5th day of ~~December, 2011.~~ January, 2012.

Stephanie Keenan
NOTARY PUBLIC

My Commission Expires: 2/28/15

STEPHANIE LYNN KEENAN
Notary Public, State of Texas
My Commission Expires
February 28, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Warren Patterson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2011.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013