BILL GARRETT, Davidson County
Trans:T20120012557 DEEDWARR
Recvd: 02/21/12 13:32 2 pgs
Fees:13.00 Taxes:629.00
20120221-0014772

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 13 day of February , A.D., 20 12 , by and between

Clifford Stephen Vieira and Jodie Vieira Husband and wife

First Parties, and

Sean M. Patton, an unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-4, ROW 8.9 CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF ROW 8.9 CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20011121-0128062 AS AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION TO THE BY-LAWS APPENDED THERETO SHOWN IN EXHIBIT "B", TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN AS SET OUT ON EXHIBIT "A" TO THE AMENDMENT TO THE MASTER DEED OF ROW 8.9 CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT; AND REFERENCE IS HEREBY MADE TO THE PERCENTAGE OF EACH UNIT'S UNDEVELOPED OWNERSHIP INTEREST IN THE COMMON ELEMENTS AS SET OUT ON EXHIBIT "A-1" IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD STEPHEN VIEIRA, UNMARRIED BY DEED DATED AUGUST 1, 2008 FROM FREDERICK M. CLARKE AND WIFE, WENDY V. CLARKE OF RECORD IN INSTRUMENT NO. 20080807-0081586, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

OWNER:
Sean M. Patton
1007 Rosa L. Parks Blvd
Nashville, TN 37208

RESPONSIBLE TAXPAYER:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map/parcel: 082-13-0-A-005.00CO

CLT # _____

MR-PA-235087

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Clifford Stephen Vieira
Clifford Stephen Vieira

× Jodie Vieira
Jodie Vieira

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Clifford Stephen Vieira and Jodie Vieira Husband and wife, with whom I am personally acquainted, or 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, at office, this 18 day of NOV, 2011.

✓ Notary Public

My Commission Expires: 3/3/2014

CORTINA HUSCH-OWENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 170,000. Affiant

Subscribed and sworn to before me this 13th day of February, 2012

My Commission Expires: 6/9/2013

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.