WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$209,000.00**

Affiant

Subscribed and sworn to before me, this 28th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/6/15
(AFFIX SEAL)

DONNA J. VANDERMEER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120023555 DEEDWARR
Recvd: 04/02/12 10:47 2 pgs
Fees:13.00 Taxes:773.30
20120402-0027509

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Kendig	NEW OWNER	144-00-0
(NAME)	(NAME)	(MAP)
1143 Old Hickory Blvd.		065.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert C. Patterson III, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeff Kendig and Jered L. Teige, as tenants in common**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract I:

Land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Norris H. Hickerson, Surveyor, September 10, 1946, as follows:

BEGINNING at a twin hackberry In the southerly margin of Otter Creek Road; thence with the southerly margin of said Otter Creek Road, south 71 degrees 15' West 200 feet to an iron pin; thence South 11 degrees 15' west, crossing Otter Creek, in all 395.8 feet to an Iron pin in the center of a branch; thence with the center of said branch south 76 degrees 30' east 128.8 feet to an iron pin, south 46 degrees east 67.3 feet to an iron pin, south 11 degrees 10' east 49 feet to an iron pin, and south 49 degrees 50' east 43.5 feet to an iron pin In the western boundary line of the Ward property; thence with the western boundary line of said Ward property, North 11 degrees 15' east 359.5 feet to an ash tree; thence North 14 degrees 30' west 165 feet to the center of said Otter Creek, thence north 14 degrees 45' east 96 feet to the beginning, containing 2.40 acres, more or less.

Tract II:

Land in the 7th, formerly 11th, Civil District of said County, described according to a survey made February 19, 1951, by George W. Watkins, Surveyor, as follows:

BEGINNING on the southerly margin of Otter Creek Road at the northwest corner of the property conveyed to Janet McFadden Patterson and husband, by deed from Robert W. McFadden and wife, of record in Book 1450, page 183, Register's Office for said County; thence with said Road, south 76 degrees 45' west 80 feet; thence south 80 degrees 45' west 75 feet to an iron pin; thence leaving said Road south 65 degrees west 201 feet to an iron pin; thence south 0 degrees 30' west 304 feet to an iron pin; thence eastwardly 240.7 feet to an iron pin; thence north 12 degrees 45' east 429 feet to the beginning, containing 2.4 acres, more or less. Also an easement to and the right to use and obtain water from the well located on the land of Grantors, together with the right of ingress and egress thereto.

TRACT III:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to survey made by W.W. Turner Co., Engineers, July 6, 1953, as follows:

Beginning at a point In the southerly margin of Otter Creek Road, said point being the northwest corner of the property conveyed to Janet McFadden Patterson and husband, Robert C. Patterson, Jr., by deed from Robert W. McFadden and wife, of record in Book 1944, page 275, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Otter Creek Road, south 87 degrees 15' west, 100 feet; thence further along the southerly margin of Otter Creek Road, north 87 degrees 0' east, 73 feet; thence leaving Otter Creek Road south 6 degrees 00' west, 83.7 feet to a point; thence north 65 degrees 0' west, 201 feet to the point of beginning, containing 0.2 acres more or less.

A well is situated on the aforesaid tract which is connected to a water line from said tract above described, across the other property of the said Janet McFadden Patterson and husband, Robert C. Patterson, Jr., aforesaid, and also across a certain three acre tract, situated immediately south of said other property, the same having previously been conveyed to the said Janet McFadden Patterson and husband, Robert C. Patterson, Jr., as a part of the property covered by the aforesaid deed from J.E. Travis, Trustee, of record in Book 1196, page 427, said Register's Office. There is expressly included in this conveyance an easement in and to that portion of said three acre tract over which said water line passes, as the same is now located. The right is expressly granted to the grantees, their heirs and assigns, to enter upon said three acre tract for the purpose of maintaining, servicing, repairing and improving said water line, whenever any work activity may be required.

Being part of the property conveyed to Janet McFadden Patterson and husband, Robert C. Patterson, Jr. by deeds of record in Book 1450, page 183, Book 1944, page 275 and Book 2195, page 377, and further being the same property devised to Robert C. Patterson, III under the will of Janet M. Patterson of record in Will Book 221, page 340, Seventh Circuit Court, Probate Division, Probate Docket No. 98P1002, filed 07/02/1998.

The said Janet McFadden Patterson and Janet M. Patterson being one and the same person.

The said Robert C. Patterson, Jr. having predeceased Janet McFadden Patterson.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1805 Otter Creek Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of March, 2012.

Robert C. Patterson, III
by Judy S. Wells, his attorney in fact

Robert C. Patterson III
By Judy S. Wells, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judy S. Wells, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Robert C. Patterson III and that she is authorized by Robert C. Patterson III to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 28th day of March, 2012.

Donna J. VanderMeer
Notary Public

My Commission expires: 7/6/15

DONNA J. VANDERMEER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY