BILL GARRETT, Davidson County
Trans:T20120031301 DEEDWARR
Recvd: 04/30/12 11:30 2 pgs
Fees:13.00 Taxes:55.50
20120430-0036642

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates, PLLC
4300 Kings Lane
Nashville, TN 37218

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Eva M. Lemeh **4300 Kings Lane** **Nashville,TN37218**	**SAME**	**050-10-0 075.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

Affiant

Subscribed to and sworn before me this 27 day of April, 2012.

Notary Public

My Commission Expires: 05-05-2015

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Dollars ($15,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PATTON FAMILY PARTNERHIP, a Tennessee Partnership (the "Grantor"), has this day bargained and sold, and do hereby transfer and convey unto EVA M. LEMEH (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59-A, Zone Lot Division of lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes, as of record in Plan Book 5200, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to PATTON FAMILY PARTNERSIP, by quitclaim deed from William Patton, Jr., of record as Instrument No. 20010716-0075305, said Register's Office.

This is improved real property known as 3313 Chesapeake Circle, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

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

Witness my hand this 27 day of April, 2012.

William Patton, Jr., General partner of the Patton Family Partnership.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Patton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he is the General Partner of the maker or constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument for the purposes therein contained on behalf of the maker.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 27 day of April, 2012.

Notary Public

My Commission Expires: 05-05-2015