THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30709-07-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $442,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2012. Notary Public My Commission Expires: 11-5-2012

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Robert Paterno, Tatjana Paterno 2303 Sterling Road Nashville, TN 37215	**Send Tax Bills To:** **F & M Bank** **PO Box 451** **Clarksville, TN 37041**	**Tax Information:** Map and Parcel No.: 117 020 12700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Nance, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tatjana Paterno and Robert Paterno, wife and husband,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2303 Sterling Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Margo Coppinger-Nance joins in the execution of this instrument to convey any interest which she may have in subject property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2012.

John R. Nance, Jr.

Margo Coppinger-Nance

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John R. Nance, Jr. and Margo Coppinger-Nance,** 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 17th day of July, 2012.

Notary Public

My Commission Expires:

TERRY G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Davidson County	**DEEDWARR**
Recvd: 07/24/12 08:20	**3 pgs**
Fees:18.00 Taxes:1635.40	
20120724-0064737	

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5, Block 8, on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Nance, Jr., unmarried, by deed dated January 31, 1994, from Michael J. Despot and wife, Cynthia R. Despot, of record in Book 9424, page 15, Register's Office for Davidson County, Tennessee. John R. Nance, Jr. having married Margo A. Coppinger-Nance,and the parties having subsequently divorced by decree in Docket No. 10D2886, Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4058, page 587, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

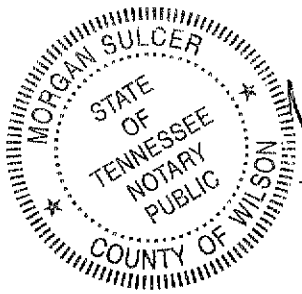
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 9/2/2013