BILL GARRETT, Davidson County
Trans:T20120075101 DEEDWARR
Recvd: 10/03/12 14:36 2 pgs
Fees:13.00 Taxes:259.00
20121003-0090577

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$70,000.00** (Seventy Thousand).

AFFIANT

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

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

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-23-16

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Noelle Oliver 708 Lischey Avenue Nashville,TN 37207	First State Bank **480 Oil Well Road 2nd Fl** **Jackson, TN 38305**	08207033200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICARDO M. PATTON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NOELLE OLIVER,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO 2 ON THE MAP OF A RESUBDIVISION OF LOTS 14 AND 15, EAST NASHVILLE LAND CO'S PLAN OF LOTS AS OF RECORD IN BOOK 3500, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO 2 FRONTS 60 FEET ON THE WEST SIDE OF NORTH 4TH STREET(LISCHEY AVENUE)., AND EXTENDS BACK 106.1 FEET ON THE NORTH LINE AND 105.3 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO RICHARDO M. PATTON BY DEED FROM ALBERT L. POWELL DATED 9-20-01 AND RECORDED IN INSTRUMENT NO. 20010924-0103224, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **708 LISCHEY AVENUE** **NASHVILLE,TN37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of September, 2012

(X) Ricardo M. Patton

Ricardo M. Patton

STATE OF TENNESSEE)

COUNTY OF Shelby)

On this 28th day of September, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ricardo M. Patton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of September, 2012.

DOROTHY A. WILDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

Commission Expires: My Commission Expires November 14, 2015

LTSR Number:

GTE File: 2012