WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2012.

_____
Notary Public
MY COMMISSION EXPIRES: March 03, 2014
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120087197 DEEDWARR
Recvd: 11/15/12 09:41 2 pgs
Fees:13.00 Taxes:231.25

20121115-0105205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marquice L. Patton	Mauquice L. Patton	08202004300
(NAME)	(NAME)	
2014 Jordan Drive	2014 Jordan Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Knob Hill Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARQUICE L. PATTON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being part of Lots Nos. 20, 21 and 22 on the Plan of J. R. Love and E. A. Hail's Subdivision of record in Book 421, Page 130, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Whites Creek Pike, 2 feet north of the northeast corner of said Lot No. 21; thence westwardly 100 feet to a corner of the Strider property; thence with Strider's easterly line, southwardly 50 feet to the northerly line of the property conveyed to George R. Smith by deed from Angeline Smith of record in Book 647, Page 114, Register's Office for Davidson County, Tennessee; thence with Smith's northerly line, eastwardly 111 - 1/2 feet, more or less, to the westerly margin of said Whites Creek Pike; thence with said Pike, northwardly 102 feet to the beginning.

Being the same property conveyed to Knob Hill Properties, LLC by Quitclaim Deed from Jeff Wilkerson, a married man, which deed is dated March 3, 2012 and recorded March 6, 2012 as Instrument No. 20120306-0019610 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF J. R. LOVE AND E. A. HAIL'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE RIGHT-OF-WAY OF WHITES CREEK PIKE.

unimproved ☐

This is improved ☑ property, known as 1006 Whites Creek Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 14th day of November, 2012.

Knob Hill Properties, LLC

By: David K. Wills

David K. Wills, Chief Executive Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David K. Wills, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Executive Mgr of **Knob Hill Properties, LLC**, the within named bargainor, a limited liability company, and that he as such Chief Executive Mgr being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Executive Manager

WITNESS my hand and seal this 14th day of November, 2012.

My Commission Expires:
March 03, 2014

Deanie L. Gregory

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY