BILL GARRETT, Davidson County
Trans:T20120089992 DEEDQC
Recvd: 11/27/12 08:27 4 pgs
Fees:27.00 Taxes:0.00
20121127-0108555

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 9057663 djl

QUITCLAIM DEED TO CREATE TENANCY-IN-COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
THOMAS M. PATTON ANNA TERESA PATTON 110 Lynnwood Blvd. Nashville, Tennessee 37205	THOMAS M. PATTON ANNA TERESA PATTON 110 Lynnwood Blvd. Nashville, Tennessee 37205	Parcel ID: 11603001200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, THOMAS M. PATTON and ANNA TERESA PATTON, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto THOMAS M. PATTON and wife, ANNA TERESA PATTON, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 110 Lynnwood Blvd, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 1st day of Nov., 2012.

Thomas M. Patton
THOMAS M. PATTON

Anna Teresa Patton
ANNA TERESA PATTON

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, THOMAS M. PATTON and ANNA TERESA PATTON, the within named bargainors, 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 and official seal at Nashville, Tennessee, this 1st day of November, 2012.

Debra J LaForge
Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11-3-15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of November, 2012.

Debra J LaForge
Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11-3-15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 1st day of November, 2012.

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11-3-15

EXHIBIT A

A certain tract of parcel of land being part of the Percy Warner Home Tract, known as Royal Oaks, lying in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Lynnwood Blvd, Edwin Warner's southeast corner, run North 39 deg. 30 min. East 395 feet to a point in the center of Sugartree Creek; thence up to the center of said creek North 80 deg. 30 min. East 133 feet to a pin, thence South 69 deg. East 144 feet to a point in the center of the creek 11 feet below the Stone Dam; thence south 42 deg. 10 min. West 543 feet to a stake in the margin of Lynnwood Blvd; thence with Lynnwood Blvd North 50 deg. 30 min. West 200 feet to the beginning, containing 2.36 acres, more or less.

Being the same property conveyed to THOMAS M. PATTON and ANNA TERESA PATTON, by deed of record in Book 11621, page 750, Register's Office of Davidson County, Tennessee.

9057663.1