THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp./Kimbra Spann, Esq.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Patrick	NEW OWNER	MAP & PARCEL
309 50th Avenue North		091-15-0-228.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Carolyn H. Lummis, Ben Franklin Hartman, Bobby Ray Hartman, Mary Jo Baldwin and Sue H. Hobbs,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert T. Patrick**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 5 on the Revised Map of D.E. Rutherford's Subdivision of Block 10 of Charlotte Pike Company's Addition to Nashville, of record in Book 547, Page 164, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the westerly side of 50th Avenue North and runs back between parallel lines 155 feet to an alley in the rear.

Being the same property conveyed to Carolyn H. Lummis and Ben Franklin Hartman and Bobby Ray Hartman and Mary Jo Baldwin and Sue H. Hobbs by Administrator C.T.A.'s Quitclaim Deed from Michael A. Castellarin, as Administrator c.t.a of the Estate of Maudie R. Fisher of record at Instrument No. 20120925-0086956, Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 25, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **309 50th Avenue North, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this the 28th day of November, 2012.

Carolyn H. Lummis

Ben Franklin Hartman

Bobby Ray Hartman

BILL GARRETT, Davidson County
Trans: T20120092191 DEEDWARR
Recvd: 12/03/12 15:52 2 pgs
Fees: 13.00 Taxes: 934.25

20121203-0111057

Mary Jo Baldwin

Sue H. Hobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn H. Lummis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: 3/4/15

Notary Public

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben Franklin Hartman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires: 3/4/15

Notary Public

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BOBBY RAY HARTMAN,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2012.

My Commission Expires: 3/4/15

Notary Public

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY JO BALDWIN,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2012.

My Commission Expires: 3/4/15

Notary Public

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **SUE H. HOBBS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2012.

My Commission Expires: 3/4/15

Notary Public

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY