WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-JE-12-709&721

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Desperado Properties, LLC (NAME)	New owner (NAME)	**09206037600 &**
2008 8th Avenue S. (ADDRESS)	(ADDRESS)	**09206037100**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **RICKY PATTON AND MARIE PATTON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DESPERADO PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 16 AND 11 ON THE PLAN OF L.C. THUSS SUBDIVISION OF PART OF THE BARROW LANDS OF RECORD IN PLAT BOOK 547, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

LOT 16:
BEING THE SAME PROPERTY CONVEYED TO RICKY PATTON BY DEED FROM JEFFREY JACKSON WILKINSON AND CARLTON FREDERICK WILKINSON AND ROBERT STEVEN WILKINSON AND KATHLEEN LOIS WILKINSON AND 1982 TRUST FOR DAWN WILKINSON AND BY: ROBERT STEVEN WILKINSON, TRUSTEE AND BY : JEFFREY JACKSON WILKINSON, TRUSTEE AND BY : KATHLEEN LOIS WILKINSON, TRUSTEE AND BY: CARLTON FREDERICK WILKINSON, TRUSTEE OF RECORD IN INSTRUMENT NO. 20070810-0095881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 13, 2007 AND RECORDED ON AUGUST 10, 2007 AND BY SCRIVENER'S AFFIDAVIT CORRECTING LOT NO. OF RECORD IN INSTRUMENT NO. 20071005-0118821.

LOT 11:
BEING THE SAME PROPERTY CONVEYED TO MARIE PATTON BY DEED FROM HOOSHANG OLFAT AND RAHIM RAHIMI OF RECORD IN INSTRUMENT NO. 20080129-0009072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 28, 2008 AND RECORDED ON JANUARY 29, 2008 AND BY INSTRUMENT NO. 20090423-0037110, RECORDED APRIL 23, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 102, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20120099003 DEEDWARR
Recvd: 12/27/12 12:40 2 pgs
Fees:13.00 Taxes:81.40
20121227-0119396

This is
(X) unimproved
( ) improved
property known as **709 & 721 28th Avenue North Nashville, Tennessee 37208**
(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(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. 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/our hand(s) this 20th day of December, 2012.

Ricky Patton

Marie Patton

Marie Patton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky Patton and Marie Patton, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212