BILL GARRETT, Davidson County
Trans:T20130008514 DEEDWARR
Recvd: 01/31/13 11:24 2 pgs
Fees:13.00 Taxes:395.90

20130131-0010133

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2013.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15

06-1211-74916

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Christopher Lee Hall | Pinnacle National Bank | 108-03-0 156.00 |
| 1024 & 1026 Patio Drive | 211 Commerce Street, Suite 300 | 108-03-0 107.00 |
| Nashville TN 37214 | Nashville, Tn 37201 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Quantum Investments, G.P.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Lee Hall, Unmarried,** hereinafter called the Grantees, their successors 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 Nos. 117A & 117B, on the Plan of Zone Lot Division, Patio Villa, Section Six, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jeffrey E. Kimbro and Steven Wayne Presley by deed from Harold Reeves, Trustee, dated October 9, 1985, recorded October 10, 1985, of record in Book 6679, Page 1, Register's Office for Davidson County, Tennessee. Jeffrey E. Kimbro and wife Shelia Kimbro and Steven Wayne Presley and wife, Teresa Presley conveyed Lot No. 117A to James T. Ware, unmarried by deed dated October 6, 1986, recorded October 8, 1986, of record in Book 7003, Page 247, said Register's Office. James T. Ware, a single person, conveyed said Lot No. 117-A to Steve W. Presley by deed dated March 29, 1996, recorded May 6, 1996, of record in Book 10040, Page 710, said Register's Office. Jeffrey E. Kimbro conveyed to Steve W. Presley by deed dated April 2, 1996, recorded May 6, 1996, of record in Book 10040, Page 713, said Register's Office.

Further being part of the same property conveyed to Quantum Investments, G.P. by Quitclaim Deed from Steven W. Presley, dated February 25, 2004, recorded February 25, 2004, of record in Instrument No. 20040225-0021219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1024 & 1026 Patio Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of January, 2013.

Quantum Investments, G.P.
By: Quantum Investments - SP, L.L.C., General Partner

By: _____
Steve W. Presley, Chief Manager

STATE OF TENNESSEE, COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Steve W. Presley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Quantum Investments, SP, LLC, General Partner of Quantum Investments, G.P. and that he is authorized by Quantum Investments, SP, LLC, General Partner of Quantum Investments, G.P., to execute this instrument on its behalf.

Witness my hand this 29 day of January, 2013.

_____
Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
12/27/15