Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Return:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jeffery S. Patterson, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Philip E. Chiocca and wife, Kathleen M. Chiocca, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being more particularly described as follows:

See Attached Exhibit "A" for Legal Description.

BEING the same property conveyed to Jeffery S. Patterson by deed dated March 30, 2006 and recorded in Instrument 20060403-0037034, Register's Office of Davidson County, Tennessee.

Map & Parcel 10905D12400CO

Property Address: 1840 Lincoya Bay Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

BILL GARRETT, Davidson County
Trans:T20130026656 DEEDWARR
Recvd: 04/02/13 14:33 3 pgs
Fees:18.00 Taxes:386.65
20130402-0032482

IN WITNESS WHEREOF, this conveyance has been executed on the 28th day of March, 2013.

Jeffery S. Patterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Jeffery S. Patterson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of March, 2013.

Notary Public

My commission expires: 03/18/2014

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY
My Commission Expires March 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $104,500.00.

Affiant

Subscribed and sworn to before me this 28 day of March, 2013.

Notary Public

My commission expires: 3/18/14

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY
My Commission Expires March 18, 2014

NEW PROPERTY OWNER:
Philip & Kathleen Chiocca
1840 Lincoya Bay Dr.
Nashville, TN 37214

PERSON RESPONSIBLE FOR TAXES:
SAME

EXHIBIT "A"

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 Unit No. 1840 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, and Second Supplementary Declarations in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Second Supplementary Declaration of Covenants of record in Instrument No. 20050923-0114373 for a more complete identification and description of said units.