This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20130034694 DEEDWARR
Recvd: 04/29/13 08:12 2 pgs
Fees: 13.00 Taxes: 1531.73

20130429-0041955

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $413,980.00.

Affiant

Subscribed and sworn to before me, this 26 day of March, 2013.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Dale A. Holmer Willa B. Holmer 102 West End Close Nashville, TN 37205	OWNER	091-14-0B-02900CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Patina Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dale A. Holmer and Willa B. Holmer, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Patina Subdivision, Phase 2, of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Patina Development, LLC by deed from Renasant Bank, dated February 29, 2012 of record in Instrument No. 20120305-0019088, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Restrictive Covenants contained in Instrument No. 20090710-006462 and Instrument No. 20100721-0057018, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Instrument No. 20070108-0003070 and Instrument No. 20070308-0028897, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20090710-0064460, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the plat of record in Instrument No. 20070812-0083055, Register's Office for Davidson County, Tennessee.
5. Subject to shared driveway access across rear of property as shown on the Plat of Record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee
6. Maintenance Agreement for Stormwater of record in Instrument No. 20071029-0127144, Register's Office for Davidson County, Tennessee
7. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 459 Patina Circle, Nashville, TN 37209

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, 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.

WITNESS my hand this 9th day of March, 2013.

Patina Development, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named DAVID A. HOLMES, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the MANAGING MEMBER of Patina Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such MANAGING MEMBER being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such MANAGING MEMBER

Witness my hand, at Brentwood, Tennessee, 9th day of March, 2013.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires AUGUST 17, 2016

BROOKE STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.