BILL GARRETT, Davidson County
Trans:T20130044552 DEEDWARR
Recvd: 05/29/13 10:48 4 pgs
Fees:23.00 Taxes:629.00

20130529-0053897

GENERAL WARRANTY DEED

This instrument was prepared by Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
Patterson Company, LLC, a Tennessee limited liability company 321 Billingsly Court, Suite 19 Franklin, TN 37067	Patterson Company, LLC, a Tennessee limited liability company 321 Billingsly Court, Suite 19 Franklin, TN 37067	131-12-0 0 4 CO

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $ 170,000.00.

Affiant

Sworn to and subscribed before me this 24th day of May 2013.

Notary Public

My commission expires:

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, Aubrey B. Harwell, Jr., Trustee (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said Patterson Company, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is unimproved property known as: 516 Battery Drive (Lot 4, Battery Park), Nashville, Davidson County, TN.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 2nd day of August, 2012.

GRANTOR:

Aubrey B. Harwell, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Aubrey B. Harwell, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of August, 2012.

NOTARY PUBLIC

My Commission Expires:
8/17/15

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A TO GENERAL WARRANTY DEED

Land in Davidson County, Tennessee, being Lot Number 4, as shown on the map entitled Battery Park, of record in Instrument No. 20120726-0065866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Aubrey A. Harwell, Jr., Trustee by deeds of record in Book 10233, Page 146, Book 10193, Page 777 and in Instrument No. 20060203-0014077, said Register's Office.

EXHIBIT B

[Permitted Exceptions]

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Taxes for the year 2013, a lien, not yet due and payable.

3. Easement for sewer line of record in Book 4298, Page 461, in the Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 4717, Page 348, in the Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage of record in Book 4762, Page 460, in the Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on the Plan of record as Instrument Number 20120726-0065866; Surveyor's Certificate of Correction of record in Instrument No. 20120823-0075844, Register's Office of Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Storm-water Facilities and Systems of record in Instrument Number 20120217-0013908, in the Register's Office for Davidson County, Tennessee.

8. Memorandum of Purchase and Sale Agreement dated August 2, 2012 by and between Aubrey B. Harwell, Jr. (Seller) and Patterson Company, LLC, a Tennessee limited liability company (Buyer) recorded in Instrument No. 20120808-0070648, Register's Office for Davidson County, TN.

9. Declaration of Covenants, Conditions, and Restrictions for Battery Park of record in Instrument Number 20120808-0070649, as amended in Instrument No. 20130206-0012200, Register of Deeds' Office for Davidson County, TN.

10. Charter for Battery Park of record in Instrument Number 20120808-0070649, Register of Deeds' Office for Davidson County, TN.

11. Bylaws for Battery Park of record in Instrument Number 20120808-0070649, Register of Deeds' Office for Davidson County, TN.

12. Dedication of Common Area to Battery Park Homeowner's Association, Inc. of record in Instrument No. 20120808-0070650, Register's Office for Davidson County, Tennessee.