BILL GARRETT, Davidson County
Trans:T20130063379 DEEDWARR
Recvd: 07/25/13 10:12 3 pgs
Fees:18.00 Taxes:259.00
20130725-0076933

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130054

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of July, 2013 NOTARY PUBLIC My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D221, LLC 521 8th Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	093 080 042.00

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 Dollars ($70,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM R. (PAT) PATTERSON AND REBECCA ANN BULLARD, CO-EXECUTORS OF THE ESTATE OF CATHLEEN PATTERSON ALDANA**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **D221, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Haynie's Central Park Plan, as of record in Book 161, page 116, Register's Office for said county. Said Lot No. 46 fronts 50 feet on the westerly side of 11th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Milburn A. Patterson and wife, Cathleen Patterson, by Installment Deed from Annie Bell Anglea and husband, Phil Anglea, dated 5/25/1960, recorded 5/25/1960, of record in Book 3072, page 420, in the Register's Office for Davidson County, Tennessee. The said Milburn A. Patterson and Cathleen Patterson having since divorced, as is evidenced by a certain Order in Case No. 41103, in the Fourth Circuit Court of Davidson County, Milburn A. Patterson was divested of all right and title to the subject property, and Cathleen Patterson became the sole owner in fee simple. The said Cathleen Patterson having since died on July 22, 2010, and the life estate to Talmage D. Patterson of record in the Last Will and Testament of Cathleen P. Aldana (a.k.a Cathleen Patterson) having been voided by his death, the property has become vested in the Estate of Cathleen Patterson Aldana.

This is ✓ improved _____ unimproved property more commonly known as 1002 S.

11th Street, Nashville, TN 37206.

This conveyance is made subject to all matters as shown in the Plat of record in Plat Book 161, page 116, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of July, 2013.

ESTATE OF CATHLEEN PATTERSON ALDANA
William R. Patterson by Rebecca Bullard his attorney in fact

WILLIAM R. PATTERSON, CO-EXECUTOR BY REBECCA BULLARD, HIS ATTORNEY IN FACT

Rebecca Ann Bullard
REBECCA ANN BULLARD, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22 day of July, 2013, before me, appeared Rebecca Ann Bullard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is co-Executor of The Estate of Cathleen Patterson Aldana, and that said instrument was signed in behalf of said Estate with full power and authority, and said co-Trustee acknowledged said instrument to be the free act of deed of said Estate.

WITNESS my hand and seal, this the 22 day of July, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22 day of July, 2013, before me, appeared Rebecca Bullard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for William R. Patterson, co-Executor of the Estate of Cathleen Patterson Aldana, pursuant to a certain Order in Probate Case No. 13P-656, in the Seventh Circuit Court for Davidson County, Tennessee, and as evidenced in Instrument of record at Instrument No 20130725-0076932, in the Register's Office for Davidson County, Tennessee, and that said instrument was signed in behalf of the said Estate by herself as his attorney-in-fact, with full power and authority so to do.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

