BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130075279 DEEDWARR
Recvd: 08/30/13 10:21 2 pgs
Fees:13.00 Taxes:2593.76
20130830-0091750

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$701,016.00.**

Affiant

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

Notary Public

My commission expires: (AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander Lawton Miller	SAME	**131-12-0 5 CO**
520 Battery Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patterson Company, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Lawton Miller and Mary Frank Miller, husband and wife

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 Lot No. 5 on the Plan of Battery Park of record in Plat Instrument No. 20120726-0065866, as corrected in Instrument No. 20120823-0075844, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Aubrey A. Harwell, Jr., Trustee by deeds of record in Book 10233, Page 146 (dated October 18, 1996), Book 10193, Page 777 and in Instrument No. 20060203-0014077, said Register's Office. Aubrey B. Harwell, Jr., Trustee conveyed his interest in said property to Patterson Company, LLC by deed dated August 2, 2012, filed for record in Instrument No. 20130319-0026950, said Register's Office. Premier Escrow,

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **520 Battery Drive, Nashville, TN 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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/our hand(s) this ~~22nd~~ 24th day of August, 2013.

Patterson Company, LLC
By: Wesley K. Patterson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wesley K. Patterson, President of Patterson Company, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be President of Patterson Company, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Wesley K. Patterson as President of Patterson Company, LLC.

Witness my hand and official seal, at office in Brentwood, Tennessee, this ~~22nd~~ 24th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 11.3.2015

EMILY H. PROPST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY