RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100052** BILL GARRETT, Davidson County Trans:T20130092981 DEEDWARR Recvd: 10/30/13 13:49 2 pgs Fees:13.00 Taxes:758.50 20131030-0112764	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$205,000.00~~ Affiant Subscribed and sworn to before me this 28th day of October, 2013. CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Notary Public My Commission Expires: [redacted] 9-18-17 My Commission Expires

WARRANTY DEED

Address New Owner: Joseph Patrick Patton and Laura I. Patton 810 Fatherland St Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-16-0-255.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor Dwain Irvan and David Brian Martin, Trustees or Successor Trustees, of the Victor Dwain Irvan Living Trust, dated March 19, 2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Patrick Patton and Laura I. Patton, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 106, J.S. WILLIAMS ADDITION TO EDGEFIELD, as shown on plat of record in Plat Book 21, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dwain Irvan, unmarried by Warranty Deed from Charles R. McMillan, married, recorded on the 30th day of January, 1990 in Deed Book 8034, Page 713, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Victor Dwain Irvan and David Brian Martin, Trustees or Successor Trustees, of the Victor Dwain Irvan Living Trust, dated March 19, 2003 by Quitclaim Deed of record in Instrument no. 20030428-0056583, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.S. WILLIAMS ADDITION TO EDGEFIELD, as recorded in Plat Book 21, Page(s) 45.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 810 Fatherland St Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of October, 2013.

Victor Dwain Irvan, Trustee

David Brian Martin, Trustee

STATE OF COLORADO)
COUNTY OF DENVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor Dwain Irvan and David Brian Martin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of the Victor Dwain Irvan Living Trust, dated March 19, 2003, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2013.

Notary Public

My Commission Expires: 10/19/2014

SUSAN MCLEAN RODSON NOTARY PUBLIC STATE OF COLORADO