File Box 8

BILL GARRETT, Davidson County
Trans:T20140000646 DEEDWARR
Recvd: 01/03/14 13:38 2 pgs
Fees:13.00 Taxes:74.00
20140103-0000862

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brandy N. Russell Deborah Roane 449 Patina Circle Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 091 14 0C 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $20,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patina Development, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandy N. Russell, unmarried, and Deborah Roane, unmarried, as joint tenants with rights of survivorship,,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Landin Davidson County, Tennessee being Lot No. 26-A on the Plan of Patina Phase II, as shown and described in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20090710-0064462, as revised by the Second Amendment of record in Instrument No. 20100721-0057018, Register's Office for said County.

Being part of the same property conveyed to Patina Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Renasant Bank dated February 29, 2012 and recorded on March 5, 2012 as Instrument Number 20120305-0019089 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property known as: Unit 26A Patina Phase II 2nd Amendment, Nashville, Tennessee 37209.

WITNESS THE EXECUTION HEREOF on 12/31, 2013.

Patina Development, LLC

By: _____
Dale A. Holmer, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Dale A. Holmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member of Patina Development, LLC** the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such managing member for the purposes therein contained, by signing in the name of the limited liability company as managing member.

Witness my hand and official seal on 12/31, 2013.

_____
Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 20,000.00

_____
Affiant

Sworn and subscribed before me on 12/31, 2013.

_____
Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017