BILL GARRETT, Davidson County
Trans:T20140000757 DEEDWARRSP
Recvd: 01/06/14 08:45 5 pgs
Fees:28.00 Taxes:288.60
20140106-0000957

WHEN RECORDED RETURN TO:

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

SPECIAL WARRANTY DEED

FROM: LPP MORTGAGE LTD,
a Texas limited partnership
Grantor

TO: ALLISON PATTON,
an individual
Grantee

This instrument was prepared by:
Adam B. Fritcher, Esq.
Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

Address New Owner (s):	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers:
Allison Patton 4307 Winterbrook Rd. Nashville, TN 37207	Allison Patton 4307 Winterbrook Rd. Nashville, TN 37207	041030A09100CO 041030A09200CO 041030A09700CO 041030A09800CO 041030A10100CO 041030A10900CO

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy Eight Thousand and No/100 Dollars ($78,000.00).

Grantee or Grantee's Agent

SUBSCRIBED AND SWORN TO before me, this the 24th day of December, 2013.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **LPP MORTGAGE LTD**, a Texas limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ALLISON PATTON**, an individual, and **IDELLA PATTON**, an individual, as tenants in common with rights of survivorship (collectively, the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is expressly made subject to any and all taxes, assessments, reservations in patents, all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, liabilities and other matters as may appear of record, and all matters that an accurate survey or a physical inspection of the Property would reveal, including, without limitation, the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever, subject to the Permitted Exceptions.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject to the Permitted Exceptions.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise. This conveyance is expressly made subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of this 24th day of December, 2013.

GRANTOR:

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: _____
Name: Kent Twitchell
Its: its Authorized Signatory

State of Texas)
County of Collin)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kent Twitchell with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of 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 24th day of December, 2013.

Susan K. Thomas
Notary Public

My Commission Expires: March 3, 2015

SUSAN K. THOMAS
Notary Public, State of Texas
My Commission Expires
March 03, 2015

Exhibit "A"

Property Description

Land in Davidson County, Tennessee, being Lot 29, as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Pointe (formerly North Forty), of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed from Brooks R. Smith, Trustee to LPP Mortgage LTD. as recorded on the 20th day of May, 2011 in Instrument No. 20110520-0038943, in the Register's Office of Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being Lot 30, as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Pointe (formerly North Forty), of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed from Brooks R. Smith, Trustee to LPP Mortgage LTD. as recorded on the 20th day of May, 2011 in Instrument No. 20110520-0038944, in the Register's Office of Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being Lots 35, 36 and 47, as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Pointe (formerly North Forty), of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed from Brooks R. Smith, Trustee to LPP Mortgage LTD. as recorded on the 20th day of May, 2011 in Instrument No. 20110520-0038950, in the Register's Office of Davidson County, Tennessee.

And

Land in Davidson County, Tennessee, being Lot 39, as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Pointe (formerly North Forty), of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed from Brooks R. Smith, Trustee to LPP Mortgage Ltd. as recorded on the 20th day of May, 2011 in Instrument No. 20110520-0038951, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for the year 2013 and subsequent years.

2. Easements or claims of easements not recorded in the public records.

3. Any mineral or mineral rights leased, granted or retained.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat, Section Two, Vantage Pointe (Formerly North Forty), as recorded in Instrument No. 20060406-0040015.

5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20031009-0150482, 20060830-0107227 and 20061002-0121913.

6. Charter of Homeowners Association recorded at Instrument No. 20060829-0106727.

7. Storm Water Detention Agreement recorded at Instrument No. 20011102-0119701.