NEW OWNER:

Lupe Rosel Cu
455 Patina Circle
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0032

Part of Map 091 Group 14-0-C Parcel 007.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140019154 DEEDWARR
Recvd: 03/21/14 14:48 2 pgs
Fees:13.00 Taxes:1361.01
20140321-0023569

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Seven Thousand Eight Hundred Forty and 00/100 Dollars ($367,840.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATINA DEVELOPMENT GROUP, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LUPE ROSEL CU** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Patina Subdivision, Phase 2, and of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Patina Development, LLC, by Quitclaim Deed from Renasant Bank, dated February 28, 2012, and of record in Instrument No. 20120305-0019088, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 455 Patina Circle, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **March, 2014**.

PATINA DEVELOPMENT GROUP, LLC

By: Todd A. Tressler, II, Authorized Signer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PATINA DEVELOPMENT GROUP, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that TODD A TRESSLER, II is an authorized signer of PATINA DEVELOPMENT, LLC the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 17th day of **March, 2014**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **367,840.00**.

AFFIANT

Sworn to and subscribed to before me 17th day of **March, 2014**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17