RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH140148

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031694 DEEDWARR
Recvd: 05/07/14 14:33 2 pgs
Fees:13.00 Taxes:277.50
20140507-0039147

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Indigo Development, LLC 102 Woodmont Blvd., Ste. 200 Nashville, TN 37205	Same address as new owner	094010090.00

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand and 00/100 Dollars ($75,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FANNIE I. PATTERSON, UNMARRIED**, hereinafter called the Grantor), has bargained and sold and by these presents do hereby transfer and convey unto, **INDIGO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Payne, Blakemore & Cummings Addition to Nashville, as of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 99 fronts 50 feet on the east side of South 13th Street, and extends back between parallel lines, 161 feet to an alley.

Being the same property conveyed to Fannie I. Patterson, by Quitclaim Deed from Curtis J. Patterson, dated 8/7/1995, recorded 8/9/1995, of record in Book 9755, page 794, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Curtis J. Patterson and wife, Fannie I. Patterson, dated 11/23/1964, recorded 12/08/1964, of record in Book 3839, page 391, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 609 S. 13th Street, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of April, 2014.

Fannie I. Patterson
FANNIE I. PATTERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Fannie I. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of April, 2014.

Leslie Garside
Notary Public

My commission expires: 12/23/2014