File Box 8

BILL GARRETT, Davidson County
Trans:T20140041623 DEEDWARR
Recvd: 06/12/14 14:15 4 pgs
Fees:23.00 Taxes:1239.50
20140612-0051414

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53501
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Belmont Real Estate Holdings, II LLC 1900 Belmont Blvd. Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 10513005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Timothy J. Patts, unmarried, and Countrywood Holdings, LLC, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Belmont Real Estate Holdings, II, LLC hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Resubdivision of Part of Belmont Land Company's Subdivision of Belmont Heights, of record in Book 421, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Patts by Warranty Deed from Mark Velligan and wife, Mary Margaret Velligan, dated January 15, 2004, recorded February 13, 2004 in Instrument No. 20040213-0017259, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust and Timothy J. Patts, by Quitclaim Deed from Timothy J. Patts, dated July 4, 2005, recorded July 26, 2005 in Instrument No. 20050726-0086992, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Timothy J. Patts by Quitclaim Deed from Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust, dated March 12, 2010, recorded December 11, 2014 in Instrument No. 20111214-0097328, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Timothy J. Patts and Countrywood Holdings, LLC, by Quitclaim Deed from Timothy J. Patts, of record in Instrument No. 20140612-0051413, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421 Page 71, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 2109 12th Avenue South, Nashville, Tennessee 37204

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.

WITNESS THE EXECUTION HEREOF this 3 day of June, 2014.

Timothy J. Patts

State of Massachusetts
County of Middlesex

On this 3 day of June, 2014, before me the undersigned authority, personally appeared Timothy J. Patts, to me known (or proved to me on the basis of satisfactory evidence MA DL S35669551) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/8/2021

Notary

AVA A. SKEETE
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 8, 2021

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2014

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

NOTARY for Warranty Deed

Countrywood Holdings, LLC

Mark Velligan

By: Mark Velligan, Member

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Mark Velligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for Countrywood Holdings, LLC, and that he/she is authorized by Countrywood Holdings, LLC to execute this instrument on its behalf as such Member..*

Witness my hand and seal at San Clemente California, this 2 day of June, 2014.

See attached JLKM

Notary Public at Large 6-2-2014.

My commission expires: February 28, 2016.
*title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of ORANGE

On June 2, 2014 before me, Debbie K. Maxwell Notary Public
Date *Name and Title of the Officer*

personally appeared Mark Charles Velligan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

DEBBIE K. MAXWELL
Commission # 1968108
Notary Public - California
Orange County
My Comm. Expires Feb 28, 2016

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document PARCEL # 105 1 300 5500

Title or Type of Document: Narraty Deed Document Date: NONE

Number of Pages: ONE Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mark Charles Velligan	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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