BILL GARRETT, Davidson County
Trans:T20140047379 DEEDWARR
Recvd: 07/02/14 14:47 3 pgs
Fees:18.00 Taxes:1457.80
20140702-0058455

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $394,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2014. Notary Public My Commission Expires: MY COMMISSION EXPIRES JULY 3, 2017

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thompson B. Patterson, Sr. 56 Revere Park Nashville, TN 37205	SAME	~~116080C00CO~~ 116080CO05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN W. HART REVOCABLE TRUST U/T/D 7/23/92** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **THOMPSON B. PATTERSON, SR.***, hereinafter called the Grantee, his heirs

*an unmarried man

and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Revised Plan of Sugartree, Phase 2, of record in Book 4860, pages 79 and 80, as amended by instruments of record in Book 5005, page 144; Book 5010, page 117; Book 5015, page 550; Book 5072, page 165; Book 5084, page 960; Book 5121, page 89; Book 5122, page 326; Book 5169, page 426; Book 5191, page 412; Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann W. Hart Revocable Trust U/T/D 7/23/92 Ann W. Hart and F. Donald Hart, Co-Trustees, by deed dated June 30, 1994, from Allen Zang and wife, Nancy Zang, of record in Book 9394, page 561, Register's Office for Davidson County, Tennessee. The said Ann W. Hart having since died and the currently acting trustee is Frank Bumstead.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 Metropolitan taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4860, pages 79 and 80, as amended in Book 5084, page 960; Book 5015, page 550 and Book 5169, page 426, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 4857, page 157, as amended in Book 4874, page 463; Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, page 401; Book 5514, page 138; Book 5691, page 61 and Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

5. Easement for encroachment of the wall and gutters and access thereto, of record in Book 5500, page 69, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 56 Revere Park, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of June, 2014.

Frank Bumstead, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK BUMSTEAD, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

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