BILL GARRETT, Davidson County
Trans:T20150007494 DEEDWARR
Recvd: 01/30/15 10:03 2 pgs
Fees:13.00 Taxes:1524.40

20150130-0008886

Map and Parcel: 105-13-0-031.00

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SUZANNE CLEMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration (or value, whichever is greater) for this transfer is $412,000.

Steven Nosley
Affiant

Subscribed and sworn to before me this 21st day of January, 2015.

Suzanne Clement
Notary Public

My Commission Expires 5/8/2018

For and in Consideration of the sum of FOUR HUNDRED AND TWELVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Gracie A. Taylor and Hortense N. Brown, as individuals and as the Co-Executrices of the Estate of Emma Mary Patton, (hereafter collectively referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings II, a Tennessee Limited Liability Corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 315, as shown on the map entitled the Plan of Resubdivision of part of Belmont Land Company, Subdivision, called Belmont Heights, of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 315 fronts 50 feet on the westerly side of Eastwood Avenue, formerly 13th Avenue South, and runs back between parallel lines 146.5 feet to an alley.

Being the same property conveyed to CALVIN PATTON AND WIFE, EMMA MARY PATTON, by deed from RAMON A. MARLER AND WIFE MARY RUTH MARLER, of record in Book 3618, page 129, dated September 13, 1963, said Register's Office. Calvin Patton have predeceased Emma Mary Patton. Emma Mary Patton having since died on or about January 13, 2013. The Will of Emma Mary Patton of record in Volume 14P-1846, Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee devised subject to Grace A. Taylor and Hortense N. Brown, as Co-Executrixes of the Estate of Emma Mary Patton

This is improved property, known as 2107 Eastwood Avenue, Nashville, Tennessee 37212.

This property is subject to matters shown on the Plan of record in Book 421, Page 71, said Register's Office.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents to Grantee that the property has not been used as marital property since the death of Emma Mary Patton and that no marital rights of any kind have attached to this property.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 22 day of January, 2015.

Gracie A Taylor
GRACIE A. TAYLOR

Hortense N. Brown
HORTENSE N. BROWN

ESTATE OF EMMA MARY PATTON

Gracie A Taylor
GRACIE A. TAYLOR,
Co-Executrix

Hortense N. Brown
HORTENSE N. BROWN
Co-Executrix

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Gracie A. Taylor and Hortense N. Brown, as individuals and as the Co-Executrices of the Estate of Emma Mary Patton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 2015.

J. Terry Price
NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires December 6, 2016