Davidson County DEEDWARR
Recvd: 01/30/15 14:35 3 pgs
Fees:18.00 Taxes:1838.90
20150130-0009093

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 $497,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James T. Patterson, IV Caroline M. Patterson 1815 A Shackleford Road Nashville, TN 37215	People's Home Equity 5205 Maryland Way Brentwood, TN 37027	131 03 1J 001.00

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, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES T. PATTERSON, IV AND WIFE, CAROLINE M. PATTERSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, Shackleford Road Townhomes, together with private and common elements, as shown on the plat attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Shackleford Road Townhomes, a Horizontal Property Regime with Private Elements, as shown of record in Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever he deems, without the requirement of the joinder of any beneficiary or grantor of said Trust,

by deed dated September 16, 1994 from Ronald E. Rosson, Executor of the Estate of Mildred Blount Rosson, of record in Book 9478, page 172, Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed of record as Instrument No. 20130801-0080124, Register's Office for Davidson County, Tennessee.

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. Metro or special taxes and assessments required to be paid in the year 2015 and subsequent years, a lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions for Shackleford Road Townhomes of record as Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1815 A Shackleford Road, Nashville, TN 37215.**

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 we covenant with the said Grantees that we 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 ourselves, our successors 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 29th day of January, 2015.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

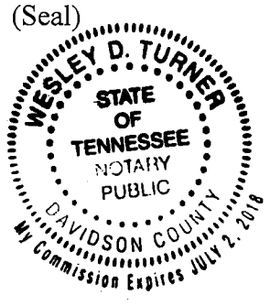
By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of January, 2015.

(Seal)



_____
Notary Public

My Commission Expires: _____

True Copy Certification

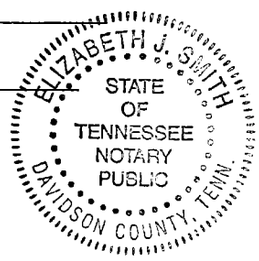
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015