NEW OWNER:

Mary Parker Patton
3721 Woodmont Blvd
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0055

Map 116 Group 08-0 Parcel 168.00 P/O

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150012525 DEEDWARR
Recvd: 02/20/15 10:34 2 pgs
Fees:13.00 Taxes:7215.00
20150220-0014743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Nine Hundred Fifty Thousand and 00/100 Dollars ($1,950,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARY P. PATTON** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 3 on the plan of Bell Estates, Revision 1, and of record in Instrument No. 20140708-0060023, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Vintage South LLC, a Tennessee limited liability company, by Warranty Deed from Land Development.com, Inc., a Tennessee corporation, dated February 7, 2014, and of record in Instrument No. 20140224-0015758, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3721 Woodmont Blvd, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **February, 2015**.

VINTAGE SOUTH, LLC

By: _____

Nathan Lyons, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Sole Member of VINTAGE SOUTH, LLC, the within named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 13th day of **February, 2015**.

_____

NOTARY PUBLIC

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,950,000.00** .

_____

AFFIANT

Sworn to and subscribed to before me 13th day of **February, 2015**.

_____

NOTARY PUBLIC

My commission expires: _____

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE