This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/09/15 14:31 2 pgs
Fees:13.00 Taxes:832.50
20150309-0020019

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of March, 2015, by and between Timothy L Patton and Sharon D Patton, husband and wife, party of the first part, and TriTrust Investments General Partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract 1:

Land in Davidson County, Tennessee, being part of the Haslam Mill Lot in Haslam's Plan of record in Minute Book 1, Page 246, of the Chancery Court at Nashville, and described as follows:

Beginning on the westerly margin of 10th Avenue, North formerly Belleville Street, about 156 2/3 feet Southerly from the southerly margin of Jefferson Street; thence westwardly 146 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley southwardly 33 1/3 feet, more or less, to the northwest corner of a part of said lot conveyed to R.W. Turner to A.B. Batey; thence with said Batey's northerly line eastwardly 146 feet, more or less to the westerly margin of said Avenue; thence the Westerly margin of the said Avenue northwardly 33 1/3 feet, more or less, to the beginning.

Tract 2:

Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue, North, about 123 1/3 feet southerly from the southerly margin of Jefferson Street, running thence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley southerly 33 1/3 feet, more or (previously referred to as "of" in prior deed) less to Belleville Street or 10th Avenue, North; thence with the westerly margin of Belleville Street northerly 33 1/3 feet, more or (previously referred to as "of" in prior deed) less, to the point of beginning.

Being all or part of the same property conveyed to Timothy L. Patton and Sharon D. Patton by virtue of that certain Warranty Deed dated October 13, 2006, at Instrument No. 20061019-0130025 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Timothy L Patton

Sharon D Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Timothy L Patton and Sharon D Patton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: TriTrust Investments General Partnership

303 Center Street, Nashville, TN 37055

Tax Parcel No 081160064100

Property Address: 1021 10th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO:

TriTrust Investments General Partnership
303 Center Street, Nashville, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of March, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18