THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033521**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00 Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150033160 DEEDWARR
Recvd: 05/01/15 08:41 2 pgs
Fees:13.00 Taxes:2035.00
20150501-0039130

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Judith Gluck 56 Revere Park Nashville TN 37205-4723	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116080C05600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thompson B. Patterson, Sr., an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judith Gluck**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 56, REVISION NO. 2, SUGARTREE, PHASE #2 as shown on plat of record in Plat Book 4860, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Ann W. Hart Revocable Trust U/T/D 7/23/92 to Thompson B. Patterson, Sr., an unmarried man as recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0058455 and Warranty Deed from Allen Zang and wife, Nancy Zang to Ann W. Hart Revocable Trust U/T/D 7/23/92 Ann W. Hart and F. Donald Hart, Co-Trustees as recorded on the 1st day of July, 1994 in Deed Book 9394, Page 561, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4860, Page(s) 80, 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 5169, Page 426, Book 4191, Page 412, Book 522, Page 468 and Book 5238, Page 93.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, Book 4874, Page 463, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466.

Terms and provisions of the Articles of Incorporation, recorded in Book 5683, Page 671.

Easement for Sewer/Storm Drainage, recorded in Book 7061, Page 100.

Easement for Encroachment , recorded in Book 5500, Page 69.

Conveyance to Homeowners Association for common areas, open space, roadways, service drives, park area, access and public utility easements recorded in Book 5683, Page 675.

This is improved property located at 56 Revere Park Nashville, TN 37205-4723.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2015.

Thompson B. Patterson Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thompson B. Patterson Sr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018