This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of June, 2015, by and between Jimmy Patton, an unmarried man, party of the first part, and Peter Muller and Susan Patrick, husband and wife, 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:

LAND in Davidson County, Tennessee, being Lot No. 68 on the plan of the subdivision of the R. M. Dudley 30-Acre Tract on Williams Ferry Road, described according to a survey made 10/14/1913 and further described according to a survey made by John R. Kohl, III, Tennessee Registered Surveyor No. 100, dated 6/23/78 as follows:

BEGINNING at a point on the easterly margin of Riverside Drive, formerly Riverside Boulevard, northwardly 192 feet, more or less, from the intersection of the easterly margin of Riverside Drive and the northerly margin of McGavock Pike, at the northwesterly corner of the property conveyed to W.O. Crews, et ux, by deed from S.P. Holt, et ux, of record in Book 1344, Page 635, Register's Office for said County, being Lot No. 69, said plan, thence with the northerly line of Lot No. 69 eastwardly 170 feet, more or less, to a point on the westerly margin of an alley; thence, with the westerly margin of said alley, northwardly 40 feet, more or less, to the southeasterly corner of the property conveyed to Ben H. Carden, et ux, by deed from Earnest W. Benz, Trustee, of record in Book 1148, Page 325, said Register's Office; thence with Carden's southerly property line, westwardly 170 feet, more or less to a point on the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive 80 feet, more or less, to the point of beginning.

Being all or part of the same property conveyed to Jimmy Patton by virtue of that certain Warranty Deed dated October 15, 2003, at Instrument No. 20031022-0156296 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 I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my 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.

Jimmy Patton

BILL GARRETT, Davidson County
Trans:T20150046180 DEEDWARR
Recvd: 06/11/15 09:30 2 pgs
Fees:13.00 Taxes:925.00
20150611-0055236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 9th day of June, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Peter Muller and Susan Patrick
	2313 Riverside Drive, Nashville, TN 37216
Tax Parcel No	07207027100
Property Address:	2313 Riverside Drive Nashville, TN 37216
MAIL TAX BILLS TO:	Movement Mortgage, LLV
	841 Seahawk Circle, Virginia Beach, VA 23452

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 $250,000.00 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 9th day of June, 2015.

Notary Public

My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018