NEW OWNER:

Andrew J Shapero
1520 Meridian Street
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0587

Map 071 Group 11-0 Parcel 503.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150056485 DEEDWARR
Recvd: 07/13/15 12:13 3 pgs
Fees:18.00 Taxes:592.00
20150713-0067890

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES W. PATTON AND wife, NAOMI PATTON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Andrew J. Shapero** ("Grantee"), his 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. 15 on the final plat of Luton Meridian Subdivision of record in Instrument No. 20021111-138984, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James W. Patton and wife, Naomi Patton, by Warranty Deed from Slate Construction Co., Inc., dated May 30, 2003, and of record in Instrument No. 20030603-0075647, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1520 Meridian Street, Nashville, Tennessee 37207.

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

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **June, 2015**.

JAMES W. PATTON

NAOMI PATTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES PATTON AND NAOMI PATTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **June, 2015**.

NOTARY PUBLIC

My commission expires:

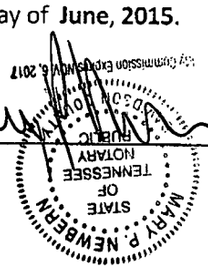
ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **160,000.00** .

Andrea R Bishop
AFFIANT

Sworn to and subscribed to before me this 30th day of **June, 2015.**



NOTARY PUBLIC

My commission expires: Nov 6, 2017