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

Davidson County DEEDWARR
Recvd: 07/22/15 13:43 2 pgs
Fees:13.00 Taxes:111.00
20150722-0071883

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of July, 2015, by and between Alice Joyce Elam, an unmarried woman, party of the first part, and Lisa Brown, and Timothy Patton, 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:

Being Lot No. 4 of Block "B" on the Map of Nashville Trust Company's Subdivision of the Shryer Property, of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Alice Joyce Elam by virtue of that certain Warranty Deed dated January 6, 1995, at Book 9571, Page 720 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.

Alice Joyce Elam

Alice Joyce Elam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of July, 2015.

Notary Public

My Commission Expires: 2.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Lisa Brown &
Timothy Patton

126 Braxton Park Lane
Goodlettsville, TN 37072

Tax Parcel No 08204032600

Property Address: 843 Seymour Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: Lisa Brown &
Timothy Patton
126 Braxton Park Lane
Goodlettsville, TN 37072

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 $30,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lisa Brown
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of July, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, 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.

Crystal Sarti
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti 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

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY