Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $172,900.00.

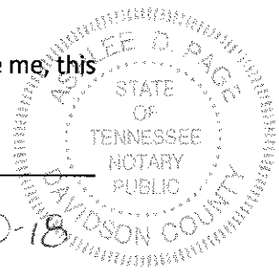
Affiant

File Number: 1507234

Davidson County DEEDWARR
Recvd: 09/16/15 10:25 2 pgs
Fees:13.00 Taxes:639.73
20150916-0093855

Subscribed and sworn to before me, this 11 day of September, 2015.

Notary Public
My Commission Expires: 9-10-18



Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Sean A. Patterson and Mederia Patterson	Owner at Property	059040A00600
3112 Bridgepoint	Address	
Nashville, TN 37207		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alan D. Kaplan and wife, Robin A. Kaplan, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sean A. Patterson and Mederia Patterson, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Brookview Subdivision, Phase I, of record in Instrument No. 20050209-0015100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Alan D. Kaplan and wife, Robin A, Kaplan by Warranty Deed from Carolyn Holloway, unmarried, dated March 22, 2008, of record in Instrument No, 20080417-0039171, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 3112 Bridgepoint, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

AIC RIC

WITNESS my hand this 11 day of September, 2015.

Alan D. Kaplan

Robin A. Kaplan

State of New York
County of Suffolk

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alan Kaplan and Robin Kaplan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Commack, NY this 11th day of September, 2015.

Desiree E Lopez
Notary Public at Large
My Commission Expires: NOV. 10, 2018

DESIREE E LOPEZ
Notary Public, State of New York
No. 01LO6314514
Qualified in Suffolk County
Commission Expires Nov. 10 2018

Certificate of Authenticity

I, Crystal Sarth, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth 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: 9-10-19

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY