WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/15 08:13 3 pgs
Fees:18.00 Taxes:518.00
20151223-0128956

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Dec, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2015-A0695

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elevate Land Investments, LLC	New Owner	09401013900
(NAME)	(NAME)	
808 S. 12th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James W. Patterson Jr. and Phillip A. Patterson and Eva C. Woodall and Connie L. DeNardi,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elevate Land Investments, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of Lot No. 3 in N.H. Hobson's Subdivision of the Property of the Heirs of A.J. Caldwell, deceased of record in Plat Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James W. Patterson, Sr. and wife, Eunice E. Patterson by Warranty deed from A. Patterson, Jr. and wife, Anna Lee Patterson of record in Book 4625, page 501, Register's Office for Davidson County, Tennessee, dated July 21, 1972 and recorded on August 7, 1972. The said Eunice E. Patterson having since died (01/15/2003) leaving her only heirs at law as Phillip A. Patterson, James W. Patterson Eva Patterson Woodall and Connie Lee Patterson DeNardi (See Heirship Affidavit of record in Instrument No. 20151223-0128954, said Register's Office. See also Order Confirming Severance of Parental Rights of record in Instrument No. 20151218-0127389, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records.. Subject to all matters shown on the Plan of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee.

This property, known as 808 S. 12th St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this 17th DAY OF Dec., 2015.

James W. Patterson Jr.

Phillip A. Patterson

Eva C. Woodall

Eva C. Woodall

Connie L. DeNardi
By James W Patterson Jr
Her Attorney in Fact

Connie L. DeNardi by James W. Patterson, Jr. her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Patterson Jr. & Phillip A. Patterson Eva C. Woodall, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2015.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James W. Patterson Jr, Attorney-in-Fact for Connie L. DeNardi, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Connie L. DeNardi, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson County, ennessee.

Witness my hand and official seal, this the 17 day of Dec, 2015.

Notary Public

My Commission Expires: 9-5-16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016