NEW OWNER:

David C. Julseth
Francisco Gonzalez
1504 Bending River Drive
Nashville, TN 37221

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: 15-1203

Map 126 Group 16-0-A Parcel 686.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160001036 DEEDWARR
Recvd: 01/06/16 09:37 2 pgs
Fees:13.00 Taxes:925.00
20160106-0001107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HUNTER PATTERSON AND WIFE, TARA PATTERSON**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID C. JULSETH AND SPOUSE, FRANCISCO GONZALEZ** ("Grantees"), their 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 all of Lot No. 596 on the Final Plat of Parkview at Riverwalk Phase 2, of record in Instrument No. 20061101-0135728, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Hunter Patterson and Tara Patterson, husband and wife, by Warranty Deed from Kathryn A. Lagus and Todd P. Lagus, wife and husband, dated March 28, 2014, and of record Instrument No. 20140401-0027009, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1504 Bending River Drive, Nashville, Tennessee 37221.

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

GRANTORS covenant with said Grantees 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,

BOX 10-A

RETURN TO:

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 4th day of **January, 2016**.

HUNTER PATTERSON

TARA PATTERSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, HUNTER PATTERSON AND TARA PATTERSON, 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 4th day of **January, 2016**.

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

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **250,000.00** .

AFFIANT

Sworn to and subscribed to before me this 4 day of **January, 2016**.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

My commission expires: _____