NEW OWNER:

James Hickerson
439 Patina Circle
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

SYNOVUS MORTGAGE CORP.
2204 LAKESHORE DRIVE, STE. 325
BIRMINGHAM, AL 35209

FILE NO: 16-0203

Map 091, Group 14-0-B, Parcel 024.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160029747 DEEDWARR
Recvd: 04/12/16 15:09 2 pgs
Fees: 13.00 Taxes: 1757.50
20160412-0035089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATINA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES HICKERSON, AN UNMARRIED MAN** ("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 the 24th Civil District of Davidson County, Tennessee, being Lot No. 24 on the plan of Patina Subdivsion, Phase 2, and of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Patina Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Renasant Bank, dated February 29, 2012, and of record Instrument No. 20120305-0019089, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed in Instrument No. 20120305-0019088, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 439 Patina Circle, Nashville, Tennessee 37209.

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.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7TH day of **April, 2016**.

PATINA DEVELOPMENT, LLC

By: Todd A. Tressler, II, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PATINA DEVELOPMENT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that TODD A. TRESSLER, II is an authorized signer of PATINA DEVELOPMENT, LLC the within named bargainor, and as such authorized signer, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized signer.

WITNESS my hand and official seal at office this 7TH day of **April, 2016**.

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: 1-6-20

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The actual consideration or value, whichever is greater, for this transfer is $ **475,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8TH day of **April, 2016**.

NOTARY PUBLIC

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

My commission expires: 8-23-2016