WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029901 DEEDWARR
Recvd: 04/13/16 09:55 2 pgs
Fees:13.00 Taxes:2404.63

20160413-0035269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Patrick and Susan Patrick	Wells Fargo Bank, NA	
(NAME)	(NAME)	
1909 Warfield Drive	2701 Wells Fargo Way	131-3-1-R-2.00 CO/
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN 55467	
(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, **SYCAMORE VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL PATRICK AND WIFE, SUSAN PATRICK,** 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 Unit B of 1909 A AND B WARFIELD, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1909 A AND B WARFIELD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043890 and Amended in Instrument No. 20160401-0031125 **, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1909 A AND B WARFIELD, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043890 and Amended in Instrument No.** 20160401-0031125 **, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Land in Davidson County, Tennessee, being Unit B, 1909 A AND B WARFIELD, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150513-0043890, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.**

Being part of the same property conveyed by Quitclaim Deed from 1909 Warfield Family Investments, LLC, a Tennessee limited liability company to Sycamore Ventures, a Tennessee general partnership, as recorded on the 13th day of May, 2015 in Instrument No. 20150513-0043889 (as to Parcels 4 and 5), said Register's Office.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page(s) 102, said Register's Office; and restrictive covenants of record in Instrument No. 20150513-0043890 and Instrument No. 20160401-0031125 **, said Register's Office; charter of record in Instrument No. 20150515-0044890, said Register's Office.**

This is improved x unimproved property, known as 1909 Warfield Drive, Nashville, TN 37215
(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 hand this 31 day of March, 2016

SYCAMORE VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: The Dunham I Trust, ITS MANAGING PARTNER

BY: _____

JAN BACHUS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jan Bachus, the Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2016.

Commission expires: 12-06-2016

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Notary Public