NEW OWNER:

John H. Stubbs
Vivian Boo Stubbs
214 Orlando Avenue
Nashville, TN 37209

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: 16-0212

Map 091, Group 14-0-B, Parcel 031.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 06/29/16 15:49 2 pgs
Fees:13.00 Taxes:2234.80
20160629-0066624

GRN - 163100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Four Thousand and 00/100 Dollars ($604,000.00)** 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 **JOHN H. STUBBS AND VIVIAN BOO STUBBS, HUSBAND AND WIFE** ("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 Lot No. 31 on the plan of Patina Subdivision, Phase 2, and of record Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a portion 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 QCD in Instrument No. 20120305-0019088.

This is IMPROVED property known as 214 Orlando Avenue, Nashville, Tennessee 37209.

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.

GRANTOR covenants with said Grantees 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 28th day of **June, 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, TODD A. TRESSLER, II, 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 28th day of **June, 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 $ 604,000.00 .

AFFIANT

Sworn to and subscribed to before me this 29th day of **June, 2016.**

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My commission expires: My Comm. Expires April 24, 2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shelly M Smith

Commission Expires 4-24-2018