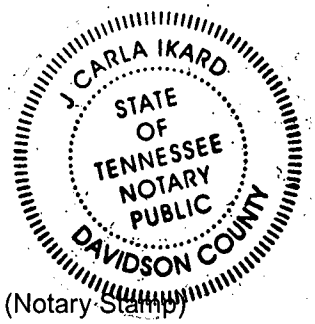
SolomonParks File No. 316267  (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2016. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick Nitch and Sarah Grove	**Patrick Nitch and Sarah Grove**	**082-16-0-255.00**
810 Fatherland Street	**810 Fatherland Street**	
Nashville, TN 37206-3707	**Nashville, TN 37206-3707**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Joseph Patrick Patton and Laura I. Patton, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrick Nitch, unmarried, as to an undivided 90% interest, and
Sarah Grove, unmarried, as to an undivided 10% interest

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 106 on the Plan of J.S. Williams Addition to Edgefield of record in Plat Book 21, Page 45, 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 Joseph Patrick Patton and Laura I. Patton, husband and wife, by Warranty Deed dated October 25, 2013, from Victor Dwain Irvan and David Brian Martin, Trustees or Successor Trustees, of the Victor Dwain Irvan Living Trust dated March 19, 2003, of record as Instrument No. 20131030-0112764 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160071131 DEEDWARR
Recvd: 08/16/16 13:29 2 pgs
Fees:13.00 Taxes:1202.50
20160816-0085408

This is improved property known as 810 Fatherland Street, Nashville, TN 37206-3707.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of August, 2016.

Joseph Patrick Patton

Laura I. Patton

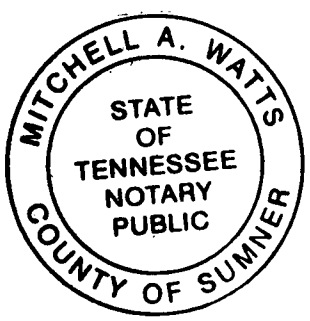
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph Patrick Patton and Laura I. Patton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of August, 2016.

Notary Public

My Commission Expires: 8.21.17



SolomonParks File No. 316267