WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $~~150~~,000.00.

Affiant

Subscribed and sworn to before me this 23 day of September, 2016.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Skip Nashville, LLC	SAME	081-02-0-016.00
205 Cherokee Point		
Hendersonville, TN 37055		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Raymond Patton and wife, Gwendolyn Faye Patton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Skip Nashville, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Plan of Beck Spring's Addition, as of record in Book 332, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 3 and 4 front 40 feet each on the westerly side of Twenty-Fourth Avenue, North (formerly Dudley Avenue), and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Raymond Patton and wife, Gwendolyn Faye Patton from Rebecca Summers, unmarried by Installment Deed on March 18, 1985, of record in Book 6513, Page 698, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $124.19 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-02-0-016.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4070, Page 660, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2221 24th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160084992 DEEDWARR
Recvd: 09/27/16 15:24 2 pgs
Fees:13.00 Taxes:444.00
20160927-0101976

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 our hands this September 23, 2016.

Raymond Patton

Gwendolyn Faye Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond Patton and wife, Gwendolyn Faye Patton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.