This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/03/16 11:25 2 pgs
Fees:13.00 Taxes:314.50
20161003-0103907

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of September, 2016, by and between Patten Properties, LLC, a Tennessee Limited Liability Company, party of the first part, and Salahadeen R Osman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

TRACT 1:

LAND located in the 26th Councilmanic of Nashville, Davidson County, Tennessee, on the northerly margin of Winston Avenue W., West of Nolensville Pike and being bounded on the North by Oakley and Metro Government, on the East by W.L. Hall Trustee, J.J. Watson Avenue and Pressley B. Gray, on the South by Winston Avenue W, and on the West by Edmondson Cemetery and DKT and R. Investors and being described according to a boundary survey dated June 25, 2002, by Campbell McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, Tennessee 37204, Phone 615-298-2424 (John Hood T.N. R.L.S. #1838) as follows:

BEGINNING at an iron rod (old) on the northerly margin of Winston Avenue W, said rod being the Southwest corner of the Pressley B. Gray Land (Book 4885, Page 99, R.O.D.C., TN) shown as a reserved parcel on a plat entitled Bell Manor (Book 4885, Page 99, R.O.D.C., TN); thence with said northerly margin of Winston Avenue W, S 87 deg. 51' 03" W, 240.65 feet to an iron rod (old) in the easterly line of Edmondson Cemetery (Book 1136, Page 678, R.O.D.C., TN); thence, leaving said northerly margin with said cemetery N 11 deg. 24' 17" E, passing the corner of said cemetery and DKT and R Investors Land (Book 7544, Page 325, R.O.D.C., TN) for a total distance of 497.89 feet to an iron rod (new) at the Southwest corner of the Raymond R. and Linda Faye Oakley Land (Book 10163, Page 251, R.O.D.C., TN) shown as Lot 23 on a plat entitled T.C. Cooks Re-subdivision of part of the B.F. Cook Old Home Place (Book 547, Page 163, R.O.D.C., TN) and being located S 11 deg. 24' 17" W, 5.01 feet from a concrete monument (old) at the Northeast corner of said DKT and R. Investors Land; thence with said Oakley and the southerly line of Lots 22 and 21 being owned by Raymond F. and Linda Faye Oakley (Book 8772, Page 897, R.O.D.C., TN) S 83 deg. 42' 16" E 226.74 feet to an iron rod (old) in the southerly line of said Lot 20 owned by Metro Government (Book 5414, Page 245, R.O.D.C., TN) at the Northwest corner of the W. L. Hall Trustee Land (Instrument #20020102-0000437, R.O.D.C., TN); thence, with said Hall S 11 deg. 35' 03" W, 217.08 feet to an iron rod (old) in the westerly end of J.J. Watson Avenue (30' R.O.W.); thence, with said J.J. Watson Avenue and said Gray S 09 deg. 20' 51" W, 244.76 feet to the point of beginning.

TRACT 2:

LAND located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, located on the northerly margin of J.J. Watson Avenue West of Nolensville Pike and being bounded on the North by Lots 13-20 of T.C. Cooks Resubdivision of part of the B.F. Cook Old Home Place, on the East by Redd and Wilson, on the South by J.J. Watson Avenue, and on the West by Superior Built Construction and being described according to a boundary survey dated November 14, 2002, by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows;

BEGINNING at an iron rod (old) at the northwesterly terminus of J.J. Watson Avenue (30' R.O.W., unimproved); said rod being located N 09 deg. 20' 51" E, 244.76 feet from an iron rod (old) at the Southeast corner of the Superior Built Construction Land (Instrument #20020717-0085792, R.O.D.C., TN) and the Southwest corner of the Presley B. Gary Land (Book 4885, Page 99, R.O.D.C., TN), said Gray's Land being further described as a reserved parcel shown on Bell Manor (Book 4885, Page 99, R.O.D.C., TN); thence leaving the margin of said J.J. Watson Avenue with the easterly line of said Superior Built Construction Land N 11 deg. 35' 03" E, 217.08 feet to an iron rod (old) in the southerly line of Lot 20, T.C. Cooks Resubdivision of Part of the B.F. Cook Old Home Place (Book 547, Page 163, R.O.D.C., TN); thence with the southerly line of Lots 20-13 of said T.C. Cooks Resubdivision being owned as follows: Lot 20 - Metro Government, Book 5414, Page 245, R.O.D.C., TN; Lot 19 - Tyne Gray, Book 7081, Page 628, R.O.D.C., TN: Lot 18 - Tyne Gray, Book 7081, Page 628, R.O.D.C., TN; Lot 17 - Tyne Gray, Book 1368, Page 218, R.O.D.C., TN; Lot 16 - Venture Properties, Book 9460, Page 941, R.O.D.C., TN; Lot 15 - Tyne Gray and Ella Christine Gray, Instrument #20010212-0013389, R.O.D.C., TN; Lot 14 - Katherine Ostein, Book 7315, Page 648, R.O.D.C., TN; Lot 13 - Katherine Ostein, Book 7150, Page 72, R.O.D.C., TN, S 87 deg. 31' 03" E, 375.73 feet to an iron rod (old) at the Northwest corner of the Tennie Mae Redd Land (Instrument #20000525-0052505, R.O.D.C., TN) thence with said Redd, S 02 deg 52' 46" E, 100.64 feet to an iron rod (old) being a corner to the Betty Wilson and Joseph Wilson Land (Book 10675, Page 690, R.O.D.C., TN); thence, with said Wilson S 73 deg. 24' 05" W 70.62 feet to an iron rod (old); thence, S 03 deg. 31' 59" E, 128.28 feet to an iron rod (old) on the northerly margin of said J.J. Watson Avenue; thence, with said northerly margin N 81 deg. 49' 22" W, 367.99 feet to the point of beginning.

Being all or part of the same property conveyed to Patten Properties, LLC by virtue of that certain Quit Claim Deed dated December 3, 2014, and being of record at Instrument No. 20150126-0007136 in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and easements at Book 5285, Page 60 in said Register's Office, Tennessee; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Patten Properties, LLC
By: R. Thomas Patten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared **R. Thomas Patten,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Patten Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the **Patten Properties, LLC** by himself as Sole Member.

WITNESS my hand and official seal at office this 29th day of September, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Property Owner & Address: Salahadeen R Osman
189 Brian Cir
Antioch TN 37013

Tax Parcel No.s 14707008400, 14707008500, 14707023600

Property Address: 0 J.J. Watson Ave, 0 J.J. Watson Ave, and 0 Winston Ave. W.
Nashville, TN 37211

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of September, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE STARNER COUNTY MY COMMISSION EXPIRES 9-25-2019