WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101701 DEEDWARR
Recvd: 11/17/16 10:26 2 pgs
Fees:13.00 Taxes:233.10
20161117-0121250

O-VRES-16-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF ~~OCTOBER~~ November, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DDM Properties & Investments, LLC	new owner	
(NAME)	(NAME)	**081-08-0-028.00**
P.O Box 121202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA RUCKER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DDM PROPERTIES & INVESTMENTS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 7 feet of Lot No. 31 and the Northerly 23 feet, 5 inches of Lot No. 32 on the Plan of the Subdivision of Lot No. 1, of the Woodard Property, called "Maple Grove" as of record in Book 57, page 83, Register's Office for said County.

Said parts of Lots Nos. 31 and 32 front together 30 feet 5 inches on the Easterly side of 10th Avenue North, formerly Maple Street, and run back between parallel lines, 174 feet to an alley.

The said Ella Patton having since died intestate leaving Patricia Rucker, Joyce Tucker, Dennis Patton, Raymond Patton, Trevas Harlan, Lisa Aldridge, Van Patton, William L. Patton as the heirs at law as evidenced in Affidavits of Heirship of record in Instrument No.s 20161117-0121247 and 20161117-0121248, Register's Office for Davidson County, Tennessee being recorded simultaneously herewith.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from William L. Patton being recorded simultaneously herein in Instrument number 20161117-0121249 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and and recorded on November 17, 2016.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from Lisa Aldridge of record in Instrument No. 20040130-0011886 Register's Office for Davidson County, Tennessee, dated July 13, 2003 and recorded on January 30, 2004.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from Raymond Patton of record in Instrument No. 20040130-0011885 Register's Office for Davidson County, Tennessee, dated July 13, 2003 and recorded on January 30, 2004.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from Dennis Patton of record in Instrument No. 20040130-0011884 Register's Office for Davidson County, Tennessee, dated July 13, 2003 and recorded on January 30, 2004.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from Van Patton of record in Instrument No. 20040130-0011883 Register's Office for Davidson County, Tennessee, dated July 13, 2003 and recorded on January 30, 2004.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from Travis Harlan of record in Instrument No. 20040130-0011882 Register's Office for Davidson County, Tennessee, dated July 13, 2003 and recorded on January 30, 2004. The said Travis Harlan is one and the same as Trevas Harlan.

Being the same property conveyed to Patricia Rucker by Quitclaim deed from Joyce Tucker of record in Instrument No. 20040130-0011887 Register's Office for Davidson County, Tennessee, dated July 13, 2003 and recorded on January 30, 2004.

This conveyance is subject to:
- Taxes for the year 2017 and thereafer, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 10th Avenue North, Nashville, Tennessee 37208-1528**.

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), their 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, 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF OCTOBER, 2016.

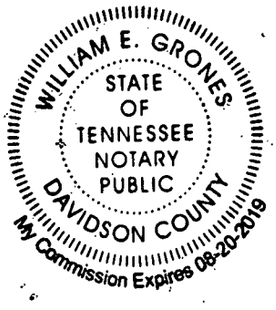
Patricia Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA RUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212