Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
whichever
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2017.

Notary Public
My commission expires: 5-3-2021

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

Davidson County DEEDWARR
Recvd: 09/08/17 08:32 3 pgs
Fees:18.00 Taxes:370.00
20170908-0092261

02-1706-50246

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick Grace Group, Inc. 3037 Runabout Drive Nashville TN 37217	Same	136-15-0-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clarence J. Stevenson, Individually and Tiffany Stevenson, n/k/a Tiffany Stevenson Kincaid, as Conservator of the Estate of Sandra Stevenson, a ward**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patrick Grace Group, Inc., a Tennessee Corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Section One, Harbour Town Village, of record in Book 4675, Pages 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence J. Stevenson and wife, Sandra P. Stevenson by deed from Federal Deposit Insurance Corporation, as Liquidator of The Hamilton National Bank, Chattanooga, Tennessee, dated May 13, 1980, recorded July 2, 1980, of record in Book 5620, Page 352, Register's Office for Davidson County, Tennessee. The said grantees, Clarence J. Stevenson and Sandra P. Stevenson having since divorced. Final Decree of Divorce filed July 1, 1982 in the Fifth Circuit Court for Davidson County, Tennessee. Case No. 82D-582. Letter of Conservatorship filed April 12, 2017 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P-901, appointed Tiffany Stevenson as Conservator of the Estate of Sandra Stevenson, a ward.

Sandra P. Stevenson being one and the same as Sandra Stevenson.

Tiffany Stevenson, being since married, is now known as Tiffany Stevenson Kincaid.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3037 Runabout Drive, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 1st day of September, 2017.

Clarence J. Stevenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Clarence J. Stevenson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of September, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WITNESS my hand this 1st day of September, 2017.

Tiffany Stevenson Kincaid, Conservator of the Estate of Sandra Stevenson, a ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tiffany Stevenson, Conservator of the Estate of Sandra Stevenson, a ward**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of September, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TITLE INSURANCE POLICY DECLINED.
PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

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