Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 63980 DEEDWARR
03/01/2018 11:17:05 AM 2 pgs
Fees: $13.00 Taxes: $551.30

20180301-0019273

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2018.

Notary Public

My commission expires: 10.3.2020

(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jermaine Building Co. a Tennessee Corporation	**Jermaine Building Co. a Tennessee Corporation**	**084-10-0-051.00**
2204 Mecca Drive	**1505 Winding Way**	
Nashville, TN 37214	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cynthia Annetta Patterson, Jerry Lee Patterson, Jeffery Lamont Patterson and Kelly Antrez Webster, Sole Surviving Heirs at Law of Alice B. Patterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jermaine Building Co. a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 284, as shown on the map entitled Subdivision of E.R. Quarles Lands, Maplecrest, of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT L. PATTERSON AND WIFE, ALICE R. PATTERSON, AND ADDIE E. PATTERSON, A SINGLE PERSON, by deed from W. A. BREWER AND WIFE, BOBBIE L. BREWER, of record in Book 7772, Page 225, dated February 14, 1989, said Register's Office. ADDIE E. PATTERSON mother of Robert L. Patterson having since died leaving Robert L. Patterson as Sole Surviving Heir. See also Affidavit of heirship in Instrument No. 20180301-0019271, dated February 28, 2018, said Register's Office. ROBERT L. PATTERSON having since died on or about March 24, 2008, leaving ALICE R. PATTERSON as surviving tenant by the entirety. ALICE R. PATTERSON having since died on or about September 23, 20016, leaving Cynthia Annetta Patterson, Jerry Lee Patterson, Jeffery Lamont Patterson and Kelly Antrez Webster as Sole Surviving Heirs at Law. See also heirship affidavit in Instrument No. 20180301-0019278, dated February 28, 2018, said Register's Office.

Grantors warrant that this property is not the marital residence of the Grantor's spouses and is not subject to any marital interests therein

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2204 Mecca Drive, Nashville, TN 37214**.

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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 28th day of February, 2018.

Cynthia Annetta Patterson

Jerry Lee Patterson

Jeffery Lamont Patterson

Kelly Antrez Webster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Cynthia Annetta Patterson, Jerry Lee Patterson, Jeffery Lamont Patterson, and Kelly Antrez Webster, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **February, 2018.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY