WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of March, 2018.

Notary Public
My Commission expires: 8/5/18
(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:
Homeplacers, LLC	Meridian Capital Group, LLC	024-040.00
14977 Old Hickory Blvd.	5115 Maryland Way	
Nashville, TN 37211	Brentwood, TN 37027	

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, **Sadie Mae Patton, widow**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **HomePlacers, LLC, a Tennessee limited liability company**, it's successors 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 a parcel of land lying on the east side of Third Avenue, South, formerly South College Street, beginning at a point 337 feet south from the southerly margin of Chestnut Street, and running thence at right angles to Third Avenue southeast 125 feet, more or less, to the westerly margin of an alley; thence along said alley southwardly 33 feet to a point; thence at right angles and parallel with the southerly margin of Third Avenue South, formerly South College Street; thence along the easterly margin of Third Avenue, South 33 feet to the point of beginning, and being the same tract of land conveyed to Elizabeth Keys by deed from Mamie B. Ewing and E.B. Ewing, of record in Book 505, Page 429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George W. Patton, Sr., and wife, Sadie Mae Patton from Mary Brittain by Warranty Deed on August 26, 1980, of record in Book 5643, Page 391, Register's Office for Davidson County, Tennessee. Said George W. Patton, Sr. having since died on November 12, 2005 leaving Sadie Mae Patton as the surviving tenant.

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 2018 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **1214 3rd Avenue South, Nashville, TN 37210**

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
Batch# 74575 DEEDWARR
03/29/2018 08:44:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20180329-0029243

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 March 26, 2018.

Sadie Mae Patton

Sadie M. 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 **Sadie Mae Patton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 26, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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.

Julie Coone

Notary's Signature

My commission expires: 5-3-2021

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