Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

Karen Johnson Davidson County
Batch# 186759 DEEDWARR
01/22/2019 01:20:01 PM 2 pgs
Fees: $13.00 Taxes: $1,282.05

20190122-0006130

WARRANTY DEED

WENDELL STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$346,500.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2019.

Notary Public

My commission expires: 7/5/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward A. Hoke	Corelogic Tax Services	**072-12-0-117.00-CO**
2206 Ridgecrest Dr.	P.O. Box 9218	
Nashville, TN 37216	Coppell, TX 75019-9236	

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 ACKNOWLEDGE,

Patriot Capital Partners, LLC, a Florida limited liability company

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

Edward A. Hoke, a single man,

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 124 on the Plan of Plan of Dalewood Section II of record in Plat Book 1835, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 124 fronts 83 feet on the West side of Ridgecrest Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Patriot Capital Partners, LLC, a Florida Limited Liability Company by Warranty Deed of record in Instrument No. 20180302-0019690, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on plat of record in Plat Book 1835, page 6, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **2206 Ridgecrest Dr., Nashville, TN 37216**

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, his heirs and assigns forever. The GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors,

assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18th day of January, 2019.

Patriot Capital Partners, LLC

By: Christopher J. Stone, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher J. Stone, Member** of **Patriot Capital Partners, LLC**, 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 **Member** of **Patriot Capital Partners, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Christopher J. Stone** as **Member.**

Witness my hand, at office, this **18th** day of **January, 2019.**

Notary Public

My Commission Expires: 7/5/21

