RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911493

WARRANTY DEED

Karen Johnson Davidson County
Batch# 204044 DEEDWARR
03/11/2019 08:50:31 AM 6 pgs
Fees: $33.00 Taxes: $2,405.00
20190311-0021728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belmont Real Estate Holdings II, A Tennessee Limited Liability Company 1900 Belmont Blvd Fidelity 206 Nashville, TN 37212	Same address as new owner	105-13-0-039.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Thousand and 00/100 Dollars ($650,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARY CAROLYN BOYD (A/K/A MARY CAROLYN SEAGRAVES BOYD AND MARY BOYD), DORTHA JEAN GRAYS, JOANN SEAGRAVES (A/K/A JOANNE SEAGRAVES), MARTHA PATTERSON HAMMONDS, WANDA PATTERSON, HENRY BROWN, YOLANDA SEAGRAVES(A/K/A YOLANDA SEAGRAVES TAYLOR), SHARUNDA SEAGRAVES AND JONATHAN ROBERTS,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BELMONT REAL ESTATE HOLDINGS II, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 48.0 feet of Lot No. 331 and the northerly 8-1/3 feet of Lot No. 332 on the Plan of the Re-Subdivision of part of Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Said part of said lots front together 56 1/3 feet on the easterly side of Eastwood Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to James W. Patterson and wife, Mary S. Patterson, by Warranty Deed from Town and Country Realty Company, dated December 17, 1970 and recorded in Book 4468, Page 160, Register's Office for Davidson County, Tennessee. James W. Patterson having since died on June 20, 1982, leaving Mary S. Patterson the surviving tenant by the entirety.

Being the same property further conveyed to Mary Seagraves Boyd, Trustee, to hold in trust until her death in seven (7) equal shares for my children as tenants in common, Dorothy Jean Graves, Alvis Seagraves, Jr., Joanne Seagraves, Mary Caroline Boyd, Martha Patterson, Wanda Patterson and Donald Wayne Patterson, by Quitclaim Deed from Mary Woods Patterson, dated 12/4/1996, recorded 12/9/1996, of record in Book 10285, page 612, in the Register's Office for Davidson County, Tennessee. Mary Woods Patterson being one and the same person as Mary S. Patterson.

Being the same property further conveyed to Mary Woods Patterson, a life estate, by Quitclaim Deed from Mary Seagraves Boyd, Trustee, dated 12/29/1997, recorded 12/29/1997, of record in Book 10736, page 99, in the Register's Office for Davidson County, Tennessee. NOTE: Said Quitclaim Deed states that upon the death of Mary Woods Patterson, the fee simple estate shall vest in seven equal shares as tenants in common to Dortha Jean Grayes, Alvis Seagraves, Jr., Joanne Seagraves, Mary Caroline Boyd, Martha Patterson, Wanda Patterson and Donald Wayne Patterson, or their heirs, successors and assigns. The said Mary S. Patterson (a/k/a Mary Woods Patterson) having since died on 10/23/2006, and subject property having vested in Dorotha Jean Grays (incorrectly spelled Dorothy Jean Graves in the above referenced Quitclaim Deed), Alvis Seagraves, Jr., Joann Seagraves (incorrectly spelled Joanne Seagraves in the quitclaim deed referenced above), Mary Carolyn Boyd, Martha Patterson (n/k/a Martha Patterson Hammonds), Wanda Patterson and Donald Wayne Patterson.

The said Alvis Seagraves, Jr., having since died on November 14, 2011, and his interest in the subject property having vested in Henry Brown, Jonathan Roberts, Sharunda Seagraves and Yolanda Seagraves Taylor, his sole surviving heirs at law pursuant to Affidavit of Heirship of record in Instrument Number 20190311-0021717, Register's Office for Davidson County, Tennessee.

The said Donald Wayne Patterson having since died on August 15, 2017 and his interest in the subject property having vested in Tamiko Anderson, his sole surviving heir at law pursuant to Affidavits of Heirship of record in Instrument Number 20190311-0021718, and 20190311-0021719, Register's Office for Davidson County, Tennessee

Being the same property further conveyed to Dortha Jean Grays, Joanne Seagraves (correct spelling is Joann Seagraves), Mary Carolyn Seagraves Boyd, Martha Patterson Hammonds and Wanda Patterson 7/8 interest, and Henry Brown, Yolanda Seagraves, Sharunda Seagraves and Jonathan Roberts 1/8 interest, by Quitclaim Deed from Tamiko M. Anderson, dated 10/31/2018, recorded 11/13/2018, of record in Instrument No. 20181113-0111306, in the Register's Office for Davidson County, Tennessee.

See Affidavit of Heirship of record in Instrument No. 20120928-0088645, said Register's Office. Said Affidavit recorded to establish the heirs at law of Mary Woods Patterson and Alvis Seagraves, Jr. Said Affidavit was corrected in Instrument No. 20170619-0061561, said Register's Office, for the purpose of correcting the name of one heir from Dorothy Jean Grays to Dortha Jean Grays.

Subject property having not been the marital residence of any of the grantors.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), its heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2019.

Mary Carolyn Boyd

MARY CAROLYN BOYD

Martha Jean Grays by Mary Carolyn Boyd her attorney in fact

DORTHA JEAN GRAYS BY MARY BOYD, HER ATTORNEY IN FACT

Joann Seagraves by Mary Carolyn Boyd her attorney in fact

JOANNE SEAGRAVES BY MARY BOYD, HER ATTORNEY IN FACT

Martha Patterson Hammond by Mary Boyd her attorney in fact

MARTHA PATTERSON HAMMOND BY MARY BOYD, HER ATTORNEY IN FACT

Wanda Patterson by Mary Boyd her attorney in fact

WANDA PATTERSON BY MARY BOYD, HER ATTORNEY IN FACT

Henry Brown by Mary Boyd his attorney in fact

HENRY BROWN BY MARY BOYD, HIS ATTORNEY IN FACT

Yolanda Seagraves by Mary Boyd her attorney in fact

YOLANDA SEAGRAVES BY MARY BOYD, HER ATTORNEY IN FACT

Jonathan Roberts by Mary Boyd her attorney in fact

JONATHAN ROBERTS BY MARY BOYD, HER ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Carolyn Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

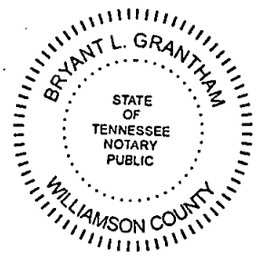
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Dortha Jean Grays** and acknowledged that he/she executed the same as the free act and deed of the said **Dortha Jean Grays**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **JoAnne Seagraves** and acknowledged that he/she executed the same as the free act and deed of the said **JoAnne Seagraves**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

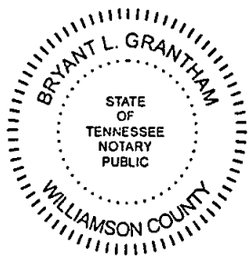
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Martha Patterson Hammonds** and acknowledged that he/she executed the same as the free act and deed of the said **Martha Patterson Hammonds**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Wanda Patterson** and acknowledged that he/she executed the same as the free act and deed of the said **Wanda Patterson**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

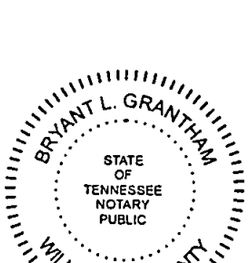
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Henry Brown** and acknowledged that he/she executed the same as the free act and deed of the said **Henry Brown**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

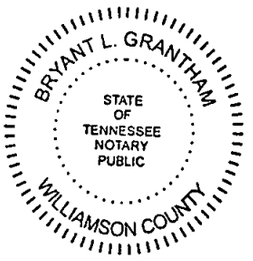
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Yolanda Seagraves** and acknowledged that he/she executed the same as the free act and deed of the said **Yolanda Seagraves**.

WITNESS my hand and seal, this the 26th day of February, 2019.

WITNESS my hand and seal, this the 26th day of February, 2019.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Sharunda Seagraves** and acknowledged that he/she executed the same as the free act and deed of the said **Sharunda Seagraves**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 26th day of February, 2019.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021

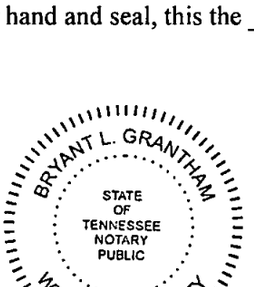
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Mary Boyd**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of **Jonathan Roberts** and acknowledged that he/she executed the same as the free act and deed of the said **Jonathan Roberts**.

WITNESS my hand and seal, this the 28th day of February, 2019.

WITNESS my hand and seal, this the 28th day of February, 2019.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021