THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35389-03-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2020. Notary Public My Commission Expires: 3/6/24

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 401211 DEEDWARR
05/15/2020 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20200515-0050966

WARRANTY DEED

Address New Owner: Ashleigh Suarez 1107 Ridgeview Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 145 08 0 002 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sarah H. Patterson, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ashleigh Suarez, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1107 Ridgeview Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2020.

Sarah H. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah H. Patterson, 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 for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2020.

Notary Public

My Commission Expires:

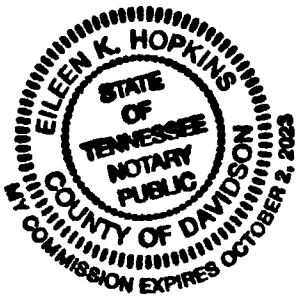


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estates described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridgeview Drive, at the corner of Lots Nos. 13 and 14, said beginning point being the northwest corner of the property conveyed to Raymond A. Perry and wife, by deed from Laura Lea Robertson of record in Book 1357, page 497, Register's Office for said County; thence with the line between said lots, southwardly 407. 4 feet to the southeast corner of Lot No. 14; thence with the southerly line of said lot, westerly 150.86 feet to the corner of Lots Nos. 14 and 15; thence with the line between said lots, northerly with the line between said lots, northwardly 411.6 feet to the southerly margin of Ridgeview Drive, thence with the southerly margin of said drive, eastwardly 200 feet to the beginning.

Being the same property conveyed to Gerald G. Patterson and wife, Sarah H. Patterson by Quitclaim Deed dated, November 9, 2004 from George E. Mudter, Jr., Trustee of record in Instrument No. 20041117-0138064, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 29, 2007 of record in Instrument No. 20070420-0047610, Register's Office for Davidson County, Tennessee, Gerald G. Patterson conveyed his interest in subject property to Sarah H. Patterson.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 145 08 0 002 00.
2. Restrictive covenants contained in an instrument of record in Book 1081, page 643, Book 1733, page 308 and Book 2014, page 572, Register's Office for Davidson, County, Tennessee.
3. Easement for the City of Nashville of record in Book 1781, page 204, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

