WARRANTY DEED

S-SB-JP-20-19A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaylon M. Patton	**Colten Mortgage, LLC**	
(NAME)	(NAME)	**105-4-O-1.00CO**
19 A Trimble Street	**6021 S. Syracuse Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Greenwood Village, CO 80111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYLON M. PATTON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by the Declaration of Covenants, Conditions and Restrictions for 19 Trimble Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190724-0072650, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Suburban Cowboys, LLC by Warranty Deed from Charles Frederick Bond, Jr., Trustee of the Charles Frederick Bond Jr. Revocable Trust, recorded June 13, 2019 in Instrument No. 20190613-0056699, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles Frederick Bond, Jr. Revocable Living Trust, Charles Frederick Bond, Jr., Trustee, by Quitclaim Deed from Charles F. Bond, Jr, a single person, recorded April 5, 2016 in Instrument No. 20160405-0032548, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles F. Bond, Jr., married, by Warranty Deed from Leland D. Watts, married, recorded August 1, 2013 in Instrument No. 20130801-0080151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 19, Page 220, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20190724-0072650, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Charter of Homeowner's Association of record in Instrument No. 20190724-0072649, Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation of record in Instrument No. 20130801-0080152, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **19 A Trimble Street, Nashville, Tennessee 37210**.

Karen Johnson Davidson County
Batch# 468124 **DEEDWARR**
09/01/2020 02:29:48 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20200901-0099421

Warranty Deed

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 28th DAY OF AUGUST, 2020.

Suburban Cowboys, LLC

BY:_____
Sean Kelly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEAN KELLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of SUBURBAN COWBOYS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 28th of August, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212