Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0126

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 220,000.00

Aimee D. Bobbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE] THIS 31st day of March, 2021

Kim Graves
Notary Public

Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES AUGUST 20, 2024

Karen Johnson Davidson County
Batch# 607291 DEEDWARR
04/06/2021 10:17:38 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20210406-0044722

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dakota Capital Properties, LLC 204 Queen Avenue Nashville, TN 37207	NEW OWNER	071-07-0-033

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Aimee D. Bobbitt, Administrator for The Estate of Mildred Rose Patton

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dakota Capital Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly part of Lot No. 106 on the Map of Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

SAID part of Lot 106 fronts 83.5 feet on the southerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Howard William Patton and wife, Mildred Patton by Warranty Deed from Malcolm Moss and wife, Elizabeth Moss, dated 3/8/1960 and recorded 3/10/1960 in Book 3032, Page 81, Register's Office for Davidson County, Tennessee. The said Howard W. Patton is reported to have died on 2/1/1977. The said Mildred Patton (aka Mildred Rose Patton) died intestate on 6/1/2002. Vernon Patton, William Patton and Jeffrey Matthew Patton (son of Jeffrey Wayne Patton who died 7/4/1999) are the heirs at law of Mildred Patton. Aimee D. Bobbitt named Administrator of The Estate of Mildred Rose Patton by Order of Intestate Administration, and is granted the authority to execute and/all documents to effectuate closing of real property, filed in Docket No. 20P-1709, Circuit Court (Probate Division) for Davidson County, Tennessee.

Affidavits of Heirship of record in Instrument No. 20210406-0044720 & Instrument No. 20210406-0044721, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 204 Queen Avenue Nashville, TN 37207.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2021.

The Estate of Mildred Rose Patton

By: Aimee D. Bobbitt
Aimee D. Bobbitt, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aimee D. Bobbitt, Administrator of The Estate of Mildred Rose Patton** 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 official seal at Hendersonville, Tennessee this 31st day of March, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

