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 – TRANSFER TAX WAS PAID ON DEED OF RECORD IN INSTRUMENT NO. 20210406-0044722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2022.

Notary Public

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Karen Johnson Davidson County
Batch# 823501 **DEEDWARR**
03/17/2022 08:57:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220317-0030971

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dakota Capital Properties, LLC 4106 Gallatin Pike Nashville, TN 37216	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, as Conservator of Vernon Patton and Aimee D. Bobbitt, as Conservator of William Patton and Jeffrey Matthew Patton, heir at law of Mildred 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 deed from MALCOLM MOSS AND WIFE, ELIZABETH M. MOSS of record in Book 3032, Page 81, dated March 8, 1960, said Register's Office. HOWARD WILLIAM PATTON died on or about February 1, 1977, leaving MILDRED PATTON as the surviving tenant by the entirety. MILDRED PATTON died intestate on or about June 1, 2002, leaving VERNON PATTON, WILLIAM PATTON AND HOWARD WAYNE PATTON as her only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20210406-0044720, said Register's Office. HOWARD WAYNE PATTON died intestate on or about June 23, 2019. HOWARD WAYNE PATTON had two sons; namely, JEFREY WAYNE PATTON AND MICHAEL PATTON who predeceased him. MICHAEL PATTON died on or about July 15, 1988, leaving no issue. JEFFREY WAYNE PATTON died on or about July 4,1999, leaving JEFFREY MATTHEW PATTON has his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20210406-0044721, said Register's Office.
Warranty Deed from Aimee D. Bobbitt, Administrator for the Estate of Mildred Rose Patton to Dakota Capital Properties, LLC of record in Instrument No. 20210406-0044722, Register's Office for Davidson County, Tennessee.

AIMEE BOBBITT was appointed Conservator for VERNON PATTON on September 9, 2019, pursuant to Letters of Conservatorship of record in Case No. 19P1278, in the Circuit Court of Davidson County, Tennessee (Probate Division).

AIMEE BOBBITT was appointed Conservator for WILLIAM PATTON on November 7, 2019. pursuant to Letters of Conservatorship of record in Case No. 19P1676, in the Circuit Court of Davidson County, Tennessee (Probate Division).

Order Approving the sale from the Conservatorships, filed March 15, 2022, in Docket No.19P-1278 and Docket No. 19P-1267, Circuit Court (Probate Division) 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.

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 15th day of March, 2022.

Aimee D. Bobbitt, Conservator of Vernon Patton

Aimee D. Bobbitt, Conservator of William Patton

Jeffrey Matthew Patton

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, Conservator of Vernon 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 15 day of March, 2022.

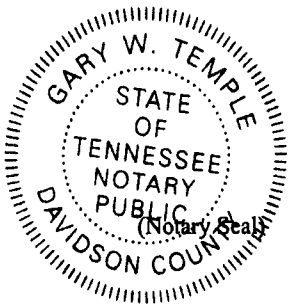
Notary Public
My Commission Expires: 3-3-2025

(Notary Seal)
GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Conservator of William 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 15 day of March, 2022.



(Notary Seal)

Notary Public
My Commission Expires: 3-3-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey Matthew Patton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 15 day of March, 2022.

Notary Public at Large
My commission expires: 3-3-2025

