THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440536** Karen Johnson Davidson County Batch# 903697 DEEDWARR 08/16/2022 08:16:30 AM 3 pgs Fees: $18.00 Taxes: $1,184.00 20220816-0092549	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Notary Public My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Resicap Tennessee Owner II LLC 3630 Peachtree Road Northeast, Suite 1500 Atlanta, GA 30326	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 136-05-0-041.00

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, **Michael L. Patton, Executor of the Estate of Willis Henry Patton** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Three of Bayview of record in Plat Book 9700, Page 685, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willis H. Patton, married by Warranty deed from Rita R. Davila and husband, Jorge L. Davila of record in Instrument No. 20061218-0155688 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 18, 2006. The said Willis H. Patton having died on or about March 6, 2022. Affidavits of Heirship establishing of record in Instrument Number 202208160092547 and Instrument Number 202208160092548. Order to Probate Last Will and Testament filed July 1, 2022 in Case No. 22P1049 in the Seventh Circuit Court for Davidson County, Tennessee, appointing Michael L. Patton to serve as Executor for the Estate of Willis Henry Patton. Order Approving Purchase and Sale Agreement filed July 13, 2022 in Case No. 22P1049 in the Seventh Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 685, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126 and Book 11271, Page 163, Register's Office for Davidson County, Tennessee, 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.

This is improved property located at 2520 Bayview Drive Nashville TN 37217

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of August, 2022.

Estate of Willis Henry Patton

Michael L. Patton
By: Michael L. Patton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Patton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Willis Henry Patton, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2022.

_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 15, 2022.

Tori Cole

Affiant Signature

Date: 8/15/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 15, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

