BILL GARRETT, Davidson County
Trans:T20110048312 DEEDWARR
Recvd: 08/08/11 11:15 2 pgs
Fees:13.00 Taxes:425.13
20110808-0060809

Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$114,900.00
B Maxcy
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF August, 2011.
Elaine Phelps
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Baird 1010 Joyce Lane Nashville, TN 37216	CMCO Mortgage LLC DBA Home Lending Source 7851 Freeway Circle Middleburg Heights OH 44130	Map & Parcel 06103008400

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, we,

Rachel Pate McDonald and Mary Dianna Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiaries

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rebecca A. Baird, married

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 Lot No. 6 on the Map of Bradford Heights Subdivision of record in Book 1835, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 75 feet on the South side of Joyce lane and runs back between parallel lines 160.4 feet to a dead line.

Being the same property conveyed to Miriam Pate Carroll, Earl Graves Pate, Jr., Frieda Jean Pate Martin, and Lloyd Whitefield Pate by Deed from E. Graves Pate, dated December 15, 1975 of record in Book 4984, Page 137, Register's Office for Davidson County, Tennessee. Lloyd Whitefield Pate conveyed his ¼ interest to Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, by Quitclaim Deed dated March 5, 2001, of record in Instrument No. 20011106-0121831, said Register's Office. Frieda Jean Pate Martin conveyed her ¼ interest to Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, by Quitclaim Deed dated September 14, 2002, of record in Instrument No. 20020930-0118551, said Register's Office. Miriam Pate Carroll died March 13, 2002. Her ¼ interest vested in Carmen Leigh McNab as devisee under the Will of Miriam Pate Carroll, Probate Docket No. 20029-201, Sumner County Chancery Probate Court. Carmen Leigh McNab conveyed her ¼ interest to Lloyd W. Pate and wife, Clenna M. Pate, Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001 by Quitclaim Deed dated April 15, 2011, of record in Book 20110419-0029933, Register's Office for Davidson County, TN. Mary E. Pate, Executrix of the Estate of Earl Graves Pate, Jr. conveyed ¼ interest to the Pate Family Trust by Executor's Quitclaim Deed dated March 16, 2007, of record in Instrument No. 20070403-0039572, said Register's Office. Mary Elizabeth Lowery Pate, Trustee of the Pate Family Trust, then conveyed its ¼ interest to Rachel Pate McDonald and Mary Dianna Chambers, Successor Co-Trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001, by Quitclaim Deed being recorded of record in Instrument Number 20110801-0058945, Register's Office for Davidson County, Tennessee. Lloyd W. Pate, also known as Lloyd Whitefield Pate, died July 9, 2009. Pursuant to Amendment executed by Clenna M. Pate, Trustee, on January 12, 2010, Mary Dianna Chambers and Rachel Pate McDonald were appointed to serve as Co-Trustees of The Pate Joint Revocable Living Trust Agreement u/a/d/ March 5, 2001.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee.
2) 2011 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1010 Joyce Lane, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 do 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 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 our hand(s) this 5th day of August, 2011.

Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001

By: Mary Dianna Chambers Co-Trustee
Mary Dianna Chambers, Co-Trustee

By: Rachel Pate McDonald co-Trustee
Rachel Pate McDonald, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Dianna Chambers and Rachel Pate McDonald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged the they are the successor co-trustees of the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001 and is authorized by the Pate Joint Revocable Living Trust Agreement U/A/D March 5, 2001 to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of August, 2011.

Donna C. Piank
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076