Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160092607 DEEDWARR
Recvd: 10/20/16 09:28 2 pgs
Fees:13.00 Taxes:2330.63
20161020-0110815

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$639,900.00~~ $629,900.00

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2016.

Notary Public

My commission expires: 7.3017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua P. Sigman	New Owner	
1013B 12th Ave. S.		105-01-0L-002.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATE HOLDINGS, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA P. SIGMAN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 1013-B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Gulch View, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160204-0010828 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Jackie L. Marshall and wife, Catina A. Marshall by Warranty deed from Felicia Gayle Hogg, unmarried of record in Book 11433, page 147 Register's Office for Davidson County, Tennessee, dated March 01, 1999 and recorded on April 15, 1999.

Being a portion of the same property conveyed to Jackie L. Marshall by Quitclaim deed from Jackie L. Marshall and Catina A. Marshall of record in Instrument No. 20141009-0093895 Register's Office for Davidson County, Tennessee, dated August 09, 2014 and recorded on October 09, 2014.

Being a portion of the same property conveyed to Lauryl Hanna Pate Chalfin, unmarried by Warranty deed from Jackie L. Marshall, married of record in Instrument No. 20141009-0093896 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 09, 2014.

Being a portion of the same property conveyed to Pate Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Lauryl Hanna Pate Chalfin, unmarried of record in Instrument No. 20150402-0028681 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 02, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1013B 12th Ave. S., Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of October, 2016.

Pate Holdings, LLC

Lauryl Hanna Pate Chalfin

Lauryl Hanna Pate Chalfin
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauryl Hanna Pate Chalfin, Sole Member of Pate Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017