BILL GARRETT, Davidson County
Trans:T20170009661 DEEDWARR
Recvd: 02/01/17 15:25 2 pgs
Fees:13.00 Taxes:111.00
20170201-0010958

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Lauryl Hanna Pate
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2017.

Notary Public

My commission expires: 7-3-17

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:
Pate Holdings, LLC		
1655 Lewisburg Pike	NEW OWNER	070-08-0-076.00
Franklin, TN 37064		

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, **ALEX W. BONNER, TRUSTEE OF THE ALEX W. BONNER TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot Nos. 138, 139 and 140 on the Plan of J.B. Haynie's Republican Plan of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Expect of the conveyance recorded in Warranty deed recorded Book 8348, Page 743.Being a portion of the same property conveyed to Alex W. Bonner, as Trustee of the Alex W. Bonner Trust by Quitclaim deed from Alex Bonner of record in Instrument No. 20090812-0075945 Register's Office for Davidson County, Tennessee, dated August 05, 2009 and recorded on August 12, 2009.

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 910 Free Silver Road, 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 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 31st day of January, 2017.

Alex W. Bonner Trust

Alex W Bonner Trustee

Alex W. Bonner, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alex W. Bonner, Trustee of The Alex W. Bonner Trust, 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 31st day of January, 2017.

Notary Public

My commission expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County