Bill Garrett Davidson County
Batch# 43565 DEEDWARR
01/02/2018 03:14:38 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20180102-0000574

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $725,000.00. Affiant Subscribed and sworn to before me, this the 27th day of December, 2017. Notary Public My commission expires:

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:
Sabino/Nashville, LLC	NEW OWNER	
32 West Loockerman Street #107		105010L00400
Dover, Delaware 1994		

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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SABINO/NASHVILLE, LLC, A DELAWARE 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 Unit No. 1013D of Gulch View, as recorded in Exhibit "C" to the Declaration of Covenants Conditions and Restrictions for Gulch View, a Horizontal Property Regime with private elements, of record in Instrument No. 20160204-0010828, in the Register's Office for the Davidson County, Tennessee, to which reference is hereby made for a more complete legal description, together with their percentage interest in the common elements.

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 18, 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 1013D 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 27th day of December, 2017.

Pate Holdings, LLC

Lauryl Hanna Pate

Lauryl Hanna Pate, 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Pate Holdings, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2017.

Notary Public

My Commission Expires: 5-3-21

