WARRANTY DEED

File #18022

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 66415 **DEEDWARR**
03/08/2018 08:36:31 AM 3 pgs
Fees: $18.00 Taxes: $436.60

20180308-0021730

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sona Land Company, LLC	New Owner	-133 01 0 21100
(NAME) PO Box 150802	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jesse F. Pate, III, Stacy Dean Pate, Sandra Gail Dorsey and Sherrie Wallace, being the heirs at law of Gearldean Pate, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sona Land Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 part of Lots Nos. 431, 432 and 433 on the Plan of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of High Street, 148 feet east of the southeast corner of High Street and May Avenue; thence east along High Street, 45 feet; thence south parallel to the east margin of May Avenue, 150 feet to a point in the north margin of Elgin Street; thence west with said tract, 45 feet; thence north 150 feet to the point of beginning.

Being the same property conveyed to Jesse Pate and wife, Geraldean Pate by Installment deed from Matthew D. Hale and wife, Margaret C. Hale of record in Book 5154, page 133, Register's Office for Davidson County, Tennessee, dated 07/15/1975 and recorded on 06/02/1977.

Also being the same property conveyed to Gearldean Pate by quitclaim deed from Jesse Pate of record in Book 6014, page 804, Register's Office for Davidson County, Tennessee, dated 11/11/1981 and recorded on 03/03/1983. Geraldean Pate and Gearldean Pate being one and the same person. Gearldean Pate having since died intestate on August 31, 2017, and her interest in the subject property having passed to her four children: Jesse F. Pate, III, Stacy Dean Pate, Sandra Gail Dorsey and Sherrie Wallace. See Affidavit of Heirship filed simultaneously herewith, of record as Instrument No. * in the Register's Office for Davidson County, Tennessee.

*20180308-0021729

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.

unimproved ☐
This is improved ☒ property, known as 519 High Steet, Nashville, TN 37211

(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 my hand this 27th day of February, 2018.

Jesse F. Pate, III

Stacy Dean Pate

Sandra Gail Dorsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jesse F. Pate, III, Stacy Dean Pate, and Sandra Gail Dorsey**, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2018.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

Witness my hand this 1st day of ~~February~~ March, 2018.

Sherrie Wallace

Sherrie Wallace

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~WILLIAMSON~~ Charleston

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Sherrie Wallace**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of ~~February~~ March, 2018.

My commission expires: _____

DIANE D. FINKELSTEIN
Notary Public, State of South Carolina
My Commission Expires [illegible]

Diane D. Finkelstein
Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027