THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315367** Bill Garrett Davidson County Batch# 86698 **DEEDWARR** 05/01/2018 08:58:51 AM 2 pgs Fees: $13.00 Taxes: $4,255.00 20180501-0040808	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150000.00 Affiant Subscribed and sworn to before me, this 26th day of April, 2018. Notary Public My Commission Expires: KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Anne Collins Pate and John Newton Pate 1003 West Grove Avenue Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-09-0-316.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer A. Coyle, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Newton Pate and Anne Collins Pate, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West 45 feet of the East 190 feet of Lot No. 17 on the Map of Jones & Dudley's Addition to Nashville, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the south side of West Grove Street and runs back between parallel lines parallel to and 145 feet West of the Westerly margin of 10th Avenue South, 150 feet to an alley.

Being the same property conveyed to JENNIFER A. COYLE, by deed from FIRMUS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160620-0062538, dated June 16, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 105-09-0-316.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, page 147, said Register's Office.
Deed of record in Instrument No. 20150506-0041431, dated May 4, 2015, said Register's Office.

This is improved property located at 1003 West Grove Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2018.

Jennifer A. Coyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer A. Coyle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018