Karen Y Johnson Davidson County
Batch# 140488 DEEDWARR
09/13/2018 11:04:37 AM 3 pgs
Fees: $18.00 Taxes: $1,420.43
20180913-0090859

Warranty Deed

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $383,900.00. Affiant Subscribed and sworn to before me, this the 7th day of September, 2018. Notary Public My commission expires: 12/12/2020

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:
Deidra Dickerson	Mortgage Investors Group	
910 Free Silver Rd.	8320 East Walker Springs Lane, Suite 200	070-08-0C-001.00-CO
Nashville, TN 37207	Knoxville, TN	

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 LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEIDRA DICKERSON, AN UNMARRIED WOMAN,** 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 situated in Davidson County, Tennessee, being Unit 910, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 910 Free Silver Road, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170310-0023721, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Alex Bonner by Quitclaim deed from B & W Investments, a Tennessee General Partnership of record in Book 8276, page 782 Register's Office for Davidson County , Tennessee, dated December 14, 1990 and recorded on April 19, 1991.

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.

Being a portion of the same property conveyed to Pate Holdings, LLC, a Tennessee limited liability company by Warranty deed from Alex W. Bonner, Trustee of the Alex W. Bonner Trust of record in Instrument No. 20170201-0010958 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 1, 2017.

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.

The address of the herein described property is believed to be 910 Free Silver Rd., Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 7th day of September, 2018.

Pate Holdings, LLC

Lauryl Hanna Pate

Lauryl Hanna Pate, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

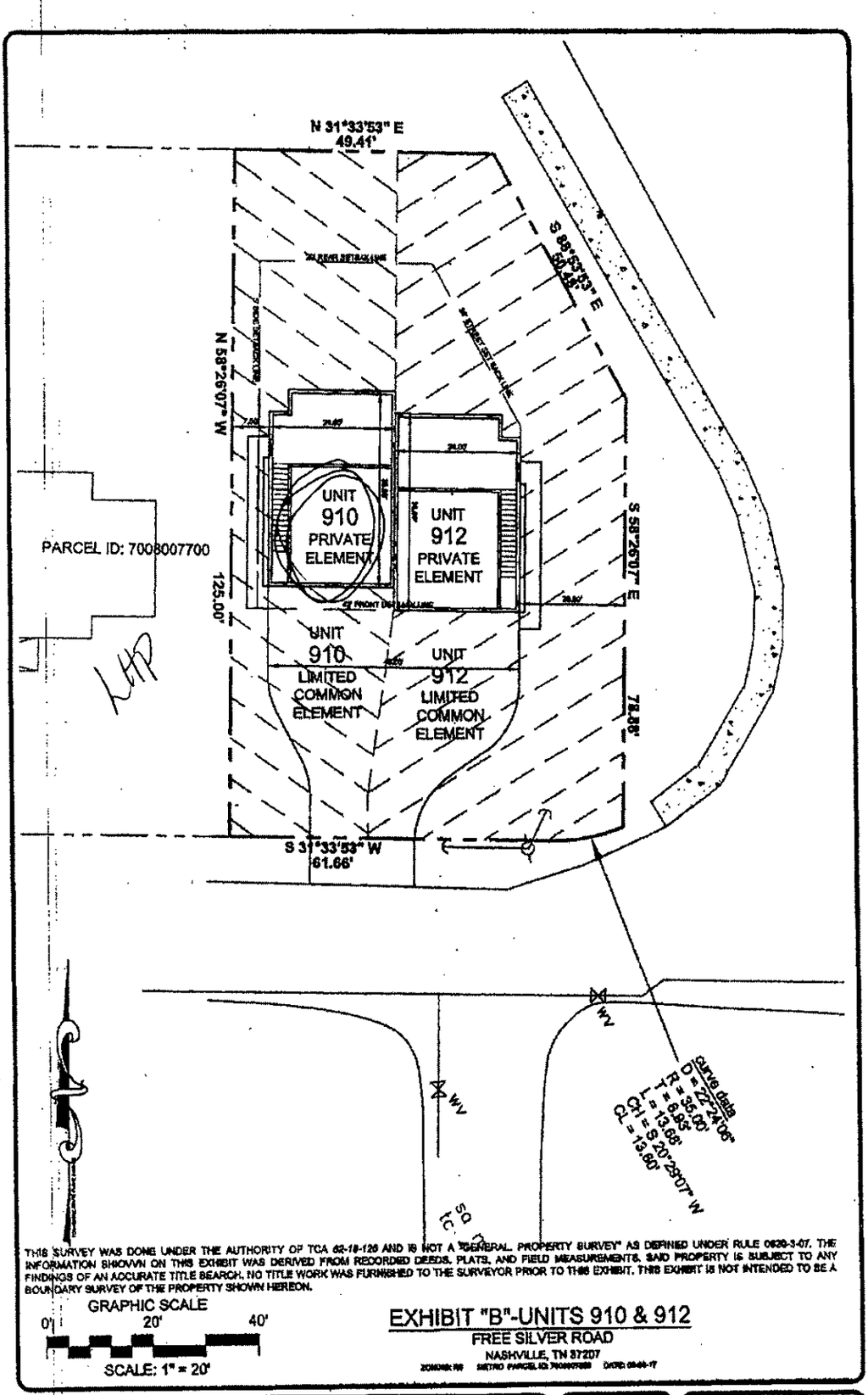
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauryl Hanna Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of 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 7th day of September, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021


N 31°33'53" E
49.41'
S 58°26'07" E
50.00'
N 58°26'07" W
125.00'
S 58°26'07" E
78.85'
S 31°33'53" W
61.66'
PARCEL ID: 7008007700
UNIT 910 PRIVATE ELEMENT
UNIT 912 PRIVATE ELEMENT
UNIT 910 LIMITED COMMON ELEMENT
UNIT 912 LIMITED COMMON ELEMENT
LHP
WV
WV
curve data
Δ = 22°24'06"
R = 35.00'
T = 6.93'
L = 13.68'
CH = S 20°29'07" W
CL = 13.60'
THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED UNDER RULE 0820-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.
GRAPHIC SCALE
0' 20' 40'
SCALE: 1" = 20'
EXHIBIT "B"-UNITS 910 & 912
FREE SILVER ROAD
NASHVILLE, TN 37207
SITE CONSTRUCTION PLANS FOR
910 & 912 FREE SILVER ROAD
910 FREE SILVER DRIVE
DAVIDSON COUNTY, NASHVILLE, TENNESSEE 37207
PART OF LOTS 138, 139, & 140 OF J.B. HARIE'S SUBDIVISION
TAX MAP 70-08, PARCEL 76, 21st COUNCIL DISTRICT
CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221