BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141100 DEEDWARR
09/17/2018 10:23:29 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180917-0091838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes, LLC	American Homes LLC	
(NAME)	(NAME)	
6128 Hill Circle Drive	637 Nevius Place	10301011300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nolensville TN 37135	
(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, **JEFFREY M. PATE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 13 of Section 5 of the Unrecorded John B. Cowden Subdivision. Said property being more particularly described as follows:

Lot 13 - Section 5, John B. Cowden Subdivision

Beginning at a capped iron rod new, in the Northerly margin of Hill Circle at a distance of 20 feet from the center of the said Hill Circle, said rod being the Southwest boundary corner of lot 12 of section 5 of the unrecorded John B. Cowden Subdivision; thence with the said Northerly margin, South 72 deg 41 min 47 sec West, at a distance of 15.68 feet to a point; thence with a tangent curve to the right, having a radius of 1,021.73 feet, an arc length of 81.09 feet and a chord bearing of South 74 deg 58 min 13 sec West, at a chord distance of 81.07 feet to the Western edge of a 18 inch locust, being the Southeast boundary corner of the Herman H. Stevens, Jr. et ux property, as evidenced in Deed Book 4979, Page 824, R.O.D.C., TN.; thence with the East boundary line of the said Stevens property and generally with an old fence, North 01 deg 42 min 53 sec West, at a distance of 144.1 1 feet to a capped iron rod new in a rock pile, being the Southwest boundary corner of the James E. Cowden property, as evidenced in Instrument No. 20020530-0065437, R.O.D.C., TN.; thence with the South boundary line of the said Cowden property, North 74 deg 20 min 55 sec East, at a distance of 59.41 feet to a capped iron rod new, being the Northwest boundary corner of the said lot 12; thence with the West boundary line of the said Lot 12, South 16 deg 43 min 27 sec East, at a distance of 140.32 feet to the point of beginning, containing 0.25 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Surveying, Job No. 15-021, dated February 27, 2015.

The above described property is subject to the legal right-of-way for Hill Circle.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Jeffrey M. Pate, married by Warranty Deed from Toni J. Rothfuss, recorded on the 17th day of April, 2015 in Instrument No. 20150417-0034238, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 6128 Hill Circle Drive, Nashville, TN 37209
(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 11th day of September, 2018

JEFFREY M. PATE

STATE OF COLORADO
COUNTY OF San Miguel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey M. Pate, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Telluride Colorado this 11 day of Sept, 2018.

Commission expires: 10/27/18

Notary Public

VALERIE L. YINDRA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984023399
MY COMMISSION EXPIRES OCTOBER 27, 2018