Karen Y Johnson Davidson County
Batch# 146448 DEEDWARR
09/28/2018 01:43:34 PM 2 pgs
Fees: $13.00 Taxes: $399.60
20180928-0096410

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $108,000.00 Affiant Subscribed and sworn to before me, this the 25th day of September, 2018. Notary Public My commission expires: 10-11-21

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
James Randell Cherry Jr. Anne Marie Cherry	NEW OWNER	
929 30th Ave. North		092-06-0-007.00
Nashville, TN 37209		

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 **JAMES RANDELL CHERRY JR. AND ANNE MARIE CHERRY, AND ZACHARY LANE TAYLOR,** 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 Lot No. 36 on the Plan of George I. Waddy's Subdivision of Blocks 16 and 26 of Midway, of record in Plat Book 421, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 50 feet on the Westerly side of 30th Avenue, North, formerly Garnet Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clifton Murray and wife, Carrie Louise Murray, by and from R. O. Mallernee and wife, of record in Book 2636, page 92 said Register's Office. And further being the same property conveyed to Howard W. Cantrell and wife Mattie Lee Cantrell, by Warranty deed from Clifton Murray and wife, Carrie Louise Murray, of record in Book 3368, page 72, in the said Register's Office and further being bequeathed to the said Earline Whittlesey from the estate of Mattie Lee Cantrell.

Being the same property conveyed to James E. Brown by Final Decree Confirming Sale, divesting title from the Estate and Heirs of Earline Whittesey, of record in Instrument No. 20100430-0033252 Register's Office for Davidson County, Tennessee, and recorded on April 30, 2010, as affirmed by the Tennessee Court of Appeals, Case No, M2012-00354-COA-R3-CV in Instrument Number 20160211-0013462, Register's Office for Davidson County, Tennessee, and further evidenced by Order for Judgment on the Pleadings and to

Quiet Title of record in Instrument Number 20160902-0092679, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caleb Brown by Quitclaim Deed from James E. Brown, of record in Instrument No. 20160314-0023843, Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14, 2016, as corrected to show title vested in Caleb Brown, d/b/a DBH Investment Group, LLC by Deed of Correction of record in Instrument Number 20160902-0092680, Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded September 02, 2016.

Being the same property conveyed to Caleb Brown d/b/a DBH Investment Group, LLC by Quitclaim deed from James E. Brown of record in Instrument No. 20161003-0104105 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 03, 2016.

Being the same property conveyed to Pate Holdings, a Tennessee limited liability company by Warranty deed from DBH Investment Group, a Tennessee limited liability company of record in Instrument No. 20161003-0104106 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

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 929 30th Ave. North, Nashville, TN 37209, 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 25th day of September, 2018.

Pate Holdings, LLC

Steven T. Morris, Authorized Signer

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 Steven T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signer of Pate Holdings, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2018.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public