# Warranty Deed

Karen Y Johnson Davidson County
Batch# 147881 DEEDWARR
10/02/2018 10:03:40 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20181002-0097565

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2018.

Notary Public

My commission expires: 10/3/21

**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: |
|---|---|---|
| Desmond Owusu | Better Mortgage Corp | |
| 912 Free Silver Rd. | 459 Broadway Floor 5 | 070-08-0C-002.00-CO |
| Nashville, TN 37207 | New York, NY 10013 | |

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 LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DESMOND OWUSU, AN UNMARRIED MAN,** 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 912, 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 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 01, 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 912 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 1st day of October, 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 1st day of October, 2018.

Elizabeth C. Aylsworth
Notary Public

My Commission Expires: 7/6/20

