Karen Y Johnson Davidson County
Batch# 169741 DEEDWARR
12/03/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20181203-0117904

WARRANTY DEED

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 03/10/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ATP Investments, LLC., a Tennessee limited liability company	new owner	11802016200
(NAME)	(NAME)	
5215 Harding Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James E. Pate,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ATP Investments, 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Kirkwood Heights Subdivision of record in Plat Book 1130, Page 17, Register's Office for said County.

Being the same property conveyed to James E. Pate by deed dated August 3, 1999 from J. Frank Feinstein and spouse, Dorothy A. Feinstein of record in Book 11608, Paage 212, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 808 Kirkwood Avenue, Nashville, TN 37204
(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/our hands this 30th day of November, 2018.

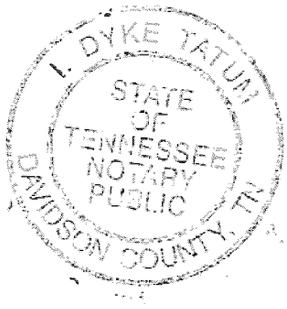
James E. Pate

State of Tennessee
County of Davidson

On this 30th day of November, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James E. Pate, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 30th day of November, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021



File No.: 18-Seo-808

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

