Box 10-B

Karen Johnson Davidson County
Batch# 261830 DEEDWARR
07/25/2019 09:27:31 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190725-0073009

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RARE EARTH PROPERTIES	**SAME**	**061-03-0-149.00**
(NAME) **5003 GALLATIN PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RACHEL PATE MCDONALD, TRUSTEE OF THE PATE JOINT REVOCABLE LIVING TRUST AGREEMENT, U/A/D MARCH 5, 2001,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point located South 4° 5 minutes 32 seconds East 103.57 feet from the southwest corner of Gallatin Road and Joyce Lane; thence with the westerly side of Gallatin Road South 4° 5 minutes 32 seconds East 100.55 feet to a point in the westerly margin of Gallatin Road; thence North 88° 30 minutes 00 seconds West 218.6 feet to an iron pin; thence North 1° 30 minutes East 100 feet to point, being the northwesterly corner of the within described property; thence South 88° 30 minutes East 208.91 feet to the point of beginning.

Being the same property conveyed to LLOYD W. PATE AND WIFE, CLENNA Y. PATE, by deed from WAYNE E. HUFF AND WIFE, JANET M. HUFF, of record in Book 8783, page 778, dated November 9, 1992, said Register's Office. Being further conveyed to LLOYD W. PATE AND CLENNA M. PATE, TRUSTEES OF THE PATE JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 5, 2001, by quitclaim deed from LLOYD W. PATE AND CLENNA Y. PATE , of record in Instrument No. 20011106-0121825, dated March 5, 2001, said Register's Office. Further, see Order to Approve Sale of Real Properties granting the Trustee specific authority to sell said property In Re: The Matter of Conservatorship of Clenna Y. Pate, Davidson County Probate Docket # 10P-313, filed June 28, 2019.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4139, page 262; Right-of-Way Easemetn of record in Book 4811, page 96: and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5001 GALLATIN PIKE, NASHVILLE, TN 37216**
(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 22nd day of July, 2019.

Rachel Pate McDonald, Trustee

RACHEL PATE MCDONALD, TRUSTEE OF THE PATE JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 5, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2019, before me personally appeared **RACHEL PATE MCDONALD , TRUSTEE OF THE PATE JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 5, 2001,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2019.

Lee A. Cohen

Notary Public

My commission expires: **May 2, 2022**

