Karen Johnson Davidson County
Batch# 519305 DEEDWARR
11/20/2020 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.56
20201120-0136562

20201702R	STATE OF TENNESSEE AND COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $317,990.00 Carmen Coats Affiant Subscribed and sworn to before me, this the 16th day of November, 2020. Emily M. Dudley Notary Public My commission expires: 09-02-2024

EMILY MORGAN DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Alison Michelle Cruz	FirstWestern Trust Bank	**141-03-0C-033.00-CO**
2261 Belle Creek Way	5460 S. Quebec Street Suite 120	
Nashville, TN 37221	Greenwood Village, CO 80111	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lorin Lamia Foteh Pate and Andrew Robert Pate, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alison Michelle Cruz, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 33 of Harpeth Springs, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 86-27-101 at seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180417-0036143, amended and restated in Instrument No. 20190130-0009015, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Registers Office for Davidson County Tennessee.

Being the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Special Warranty deed from Oldsmith Group LLC, a Tennessee limited liability company of record in Instrument No. 20160601-0055036 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 01, 2016.

Being the same property conveyed to Beazer Homes, LLC, a Delaware Limited Liability Company by Quitclaim deed from Barlow Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180105-0001764 Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 05, 2018.

Being the same property conveyed to Lorin Lamia Foteh Pate and Andrew Robert Pate, wife and husband, as joint tenants by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190326-0027099 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on March 26, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 2261 Belle Creek Way, Nashville, TN 37221.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 16th day of November, 2020:

Lorin Lamia Foteh Pate by Tom Young, her Attorney-In-Fact
Lorin Lamia Foteh Pate by Tom Young, her Attorney-In-Fact

Andrew Robert Pate by Tom Young, his Attorney-In-Fact
Andrew Robert Pate by Tom Young, his Attorney-In-Fact

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Tom Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Lorin Lamia Foteh Pate ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 16th day of November, 2020.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Tom Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Andrew Robert Pate ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 16th day of November, 2020.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

