WARRANTY DEED

FILE BOX 45

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ANITA LESTER

Instr:200002020010768 Page: 1 OF 2
REC'D FOR REC 02/02/2000 9:50:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $414.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/25/2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Henry R. Allison, III, 116 Wilson Pike, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Catalano	Mortgage Investors Group	102-03-0-016.00
(NAME)	(NAME)	
609 Galaxie Drive	320 North Cedar Bluff Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Gary Anderson Sr. and wife, Sara Joyce Middleton Anderson, Trustee(s)

U/A/D September 5, 1995

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Catalano and Mary K. Sligh, married

, 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:

Being Lot No. 1091 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1091 fronts 80 feet on the southwesterly side of Galaxie Drive and extends back 149.88 feet on the northwesterly line and 149.56 feet on the southeasterly line to a line in the rear on which it measures 80 feet.

Being the same property conveyed to Gary Anderson, Sr. and wife, Sara Joyce Middleton Anderson, Trustee(s) U/A/D September 5, 1995 by Quitclaim Deed from Gary Allen Anderson and wife, Sara M. Anderson, dated September 5, 1995 and filed for record in Book 9797, page 559, and by deed as of record in Book 4262, page 19, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Any and all matters as shown on the plan of record in Book 3300, page 30, Register's Office for Davidson County, Tennessee; and (2) all restrictive covenants, easements and set-back lines that are applicable to the above described property.

unimproved ☐
This is improved ☒ property, known as 609 Galaxie Drive, Nashville, TN 37209
(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 hand(s) this 31st day of January, 2000.

Gary Anderson Sr. Gary Anderson Sr. Trustee UAD 9/5/95

Sara Joyce Middleton Anderson Sara Joyce Middleton Anderson Trustee UAD 9/5/95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Gary Anderson Sr. and Sara Joyce Middleton Anderson, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at office this 31st day of January, 2000.

Commission expires: 3/25/2000

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public