3.00

WARRANTY DEED

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires February 11, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,750.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2000.

_____
Notary Public

MY COMMISSION EXPIRES: February 11, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, BPR #2282, 600 Commons Drive, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER L. BROWN	CHRISTOPHER L. BROWN	MAP 06 2-11-0 PARCEL 048.00
(NAME)	(NAME)	
2808 GAYWINDS COURT	2808 GAYWINDS COURT	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	
(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, **ELLIOT MARTIN CATHEY JR., AND WIFE MILDRED E. CATHEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER L. BROWN, UNMARRIED**, 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. 194 on the Plan of Section V, Sutherland Heights, as of record in Book 2900, Page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Alvinwood Drive, at the corner of Lots Nos. 194 and 195; thence with the line between said lots southerly 172.00 feet to a corner of Lot No. 193; thence with the line between lot Nos. 193 and 194, easterly 162.68 feet to the west margin of Gaywinds Court; thence with the margin of the same, northerly 147.00 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the south margin of the same, westerly 137.68 feet to the point of beginning.

Being the property conveyed to Elliott Martin Cathey, Jr. and wife, Mildred E. Cathey by deed from Houston Ribble Cecil, Jr. and wife, Evelyn L. Cecil, dated 02/03/68, of record in Book 4210, Pages 210 and 211, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants and Conditions of record in Book 2900, Page 175, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐
This is improved ☒ property, known as 2808 GAYWINDS COURT, NASHVILLE, TN 37214
(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.

Instr:200007260073734 Page: 1 OF 2
REC'D FOR REC 07/26/2000 9:40:25AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $487.48

Witness my/our hand(s) this 14th day of July, 2000.

ELLIOT MARTIN CATHEY JR.

MILDRED E. CATHEY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elliott Martin Cathey, Jr. and wife, Mildred R. Cathey the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this 14th day of July, 2000.

Commission expires: February 11, 2004

LISA G. MILLIGAN Notary Public

