# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

file

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Houston Cate | John Houston Cate | Map 104/Group 14-0/Parcel 6 |
| (NAME) | (NAME) | |
| 3600 Valley Vista Drive | 3600 Valley Vista Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37064 | Nashville, TN | |
| (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, Roy A. Miles, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Houston Cate and wife, Stephanie Gilboy, 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:

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

Being Lot No. 23 in Block A, as shown on the Plan of Bellwood Subdivision, of record in Book 547, page 149 and 150 of Register's Office of Davidson County, Tennessee. Said Lot 23 fronts 60 feet on the easterly side of Valley Vista Road, or Saratoga Drive and extends back on the North 127.57 feet to a dead line and on the South 130.45 feet to a dead line, measuring 65 feet on said dead line.

Being property conveyed to Roy A. Miles, Jr. by Last Will and Testament of Roy A. Miles, recorded October 15, 1979 in Will Book 128, page 440, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1)2001 Metropolitan Davidson County Taxes which have been prorated and assumed by Grantees. Map 104, Group 14-0, Parcel 6, Field Book 7DA-2726;(2) Matters appearing on the Plan of record in Book 547, pages 149 and 150;(3)Easement of record in Book 8405, page 454, Register's Office of Davidson County, Tennessee, for asphalt drive and air conditioner and pad for Lot 23 of Block "A: on the Plan of Bellwood.

unimproved ☐
This is improved ☒ property, known as 3600 Valley Vista Drive, Nashville, TN
(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 30th day of March, 2001.

Roy A. Miles Jr.

Davidson County DEEDWARR
Recvd: 04/17/01 16:28 2pgs
Fees:11.00 Taxes:455.10

20010417-0037736

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me , the undersigned, a Notary Public in and for State and County, personally appeared Roy A. Miles, Jr., the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of March, 2001.

Commission expires: June 16, 2004



Yvette Lyn Meldrum Notary Public