WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,990.00

Connie J. Beecher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/05/04 10:43 2pgs
Fees:13.00 Taxes:480.63
20041105-0133590

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Lovell	New Owner	150-8-74
(NAME)	(NAME)	
3524 Country Way Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Neil Cathey *and wife, Megan Cathey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Lovell, 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:

*a married man (CB)

Land in Davidson County, Tennessee, being Lot No. 486 on the Plan of Section 5, Towne Village of the Country, of record in Plat Book 6250, Pages 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 486 fronts 66.00 feet on the northerly margin of Country Way Road and extends back 161.49 feet on the westerly line and 90.00 feet on the easterly line to a diagonal line in the rear, measuring 97.29 feet thereon.

Being the same property conveyed to Neil Cathey, a married man, by Warranty Deed from Juan A. Rodriguez-Sawao and Lucretia M. Rodriguez-Sawao, husband and wife, of record in Instrument Number 20020506-0055219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3524 Country Way (CB) Rd., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(CB) Megan Cathey, wife of the said Neil Cathey, joins in this conveyance to convey/relinquish any rights she may have in and to said property, marital or otherwise.

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 our hands this 29th day of October, 2004.

Neil Cathey

Megan Cathey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil Cathey and Megan Cathey, 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 Nashville, Tennessee this 29th day of October, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

