Davidson County DEEDWARR
Recvd: 09/06/07 10:04 2 pgs
Fees:13.00 Taxes:915.75

20070906-0106894

File No. 270800609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Bobbi L. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2007.

Tammy McCauley
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-22-09

Tammy McCauley State of Tennessee Notary Public Rutherford Co.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew E. Bryant	Countrywide Bank, N.A.	Map and Parcel 072-03-0-333.00
(NAME) 1318 Greenfield Avenue	(NAME) 801 Crescent Centre Dr., Suite 510	
(ADDRESS) Nashville, TN 37216-2713	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert Lee Cato and wife, Verna Viana Harding Cato**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew E. Bryant and Bobbi L. Bryant, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), 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. 8, A PART OF THE MORA SHARPE LANDS, as shown by plat of record in Plat Book 547, Page 114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 8 fronts 70 feet on the southwesterly side of Riverside Drive or Boulevard and runs back between lines 200 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Robert Lee Cato and wife, Verna Viana Harding Cato by deed from Frances Elizabeth Cato, unmarried, and Robert Lee Cato, by Will of Ella Mai Cato of record in Will Book 73, Page 468, Register's Office for said County.

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

Easement as shown of record in Instrument Number 20070906 0106893, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1318 Greenfield Avenue, Nashville, TN 37216-2713
(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 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 this 4th day of September, 2007.

Robert Lee Cato

Verna Viana Harding Cato

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 Robert Lee Cato and Verna Viana Harding Cato the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of September, 2007.

Commission expires: 11.22.08

Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 270800609
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167