WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/08 09:40 2 pg
Fees:13.00 Taxes:661.86

20080714-0071770

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,880.00

Michael James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2008.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-14-2011
(AFFIX SEAL)

SHARON L. RINEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael James	Regions Bank d/b/a Regions Mortgage	161-7-30.00
(NAME)	(NAME)	
5103 Amalie Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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,

Andrew McCate, and wife M. Jane Jaggers Cate,

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

Michael James, an unmarried man

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, State of Tennessee, described as follows, to-wit: Being Lot No. 30 on the Plan of Section One McMurray Woods, of record in Book 2900, page 99, Register's Office for said County. Said Lot No. 30 fronts 80 feet on the southwesterly side of Amalie Drive and extends back 349.6 feet on the southeasterly line and 387 feet on the northwesterly line to a line in the rear on which it measures 155.6 feet.

Being the same property conveyed to Andrew M. Cate and Wife, M. Jane Jaggers Cate by Deed from William S. Piper and wife, Anita M. Piper dated August 16, 1990, of record in Book 8177, Page 207, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5103 Amalie Drive, Nashville, TN 37211

(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 our hands this 11th day of July, 2008.

Andrew McCate

M. Jane Jaggers Cate

M. Jane Jaggers Cate

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 11th day of July, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Andrew M. Cate, and wife M. Jane Jaggers Cate, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 11th day of July, 2008.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

