BILL GARRETT, Davidson County
Trans:T20100036861 DEEDWARR
Recvd: 06/17/10 10:20 2 pgs
Fees:13.00 Taxes:592.00
20100617-0047102

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lindsey L. Cate
409 American Road #109
Nashville, TN 37209

SEND TAX BILL:

new owner

MORTGAGEE:

Greenbank
P.O. Box 369
Alcoa, TN 37701

MAP AND PARCEL:
MAP 102-4-A
PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian A. Wilson, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lindsey L. Cate, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 109 as shown on the map entitled Hillwood Place Townhomes, of record as Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Brian A. Wilson, by deed from Robert D. French d/b/a R. D. French Co. of record as Instrument No. 20050602-0062778, dated May 20, 2005, said Register's Office.
>
> This is not now nor has it ever been the primary residence of the spouse of the Grantor.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 409 American Road #109, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 9th day of June, 2010.

Brian A. Wilson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Brian A. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of June, 2010.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of June, 2010.

NOTARY PUBLIC

My Commission Expires
January 7, 2013

My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VRES-10-0409-109